

Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®

Custer County

Contact the Royal Gorge Association of REALTORS® for more detailed statistics or to find a REALTOR® in the area.

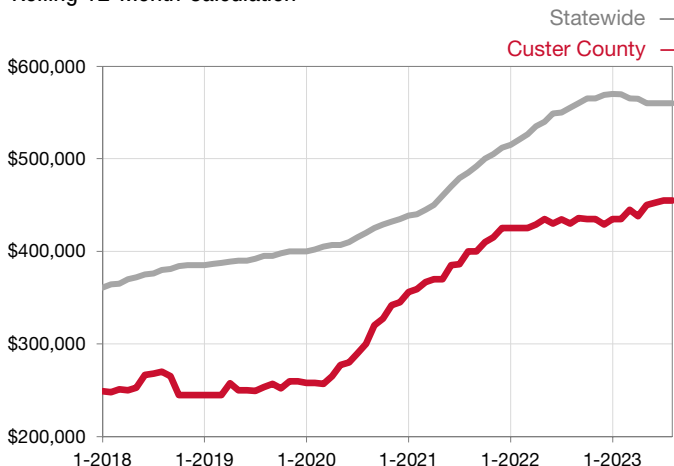
Single Family	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Key Metrics						
New Listings	23	23	0.0%	182	176	- 3.3%
Sold Listings	24	12	- 50.0%	120	105	- 12.5%
Median Sales Price*	\$485,000	\$474,500	- 2.2%	\$432,450	\$499,900	+ 15.6%
Average Sales Price*	\$484,004	\$523,167	+ 8.1%	\$489,593	\$649,593	+ 32.7%
Percent of List Price Received*	96.4%	97.3%	+ 0.9%	97.0%	95.5%	- 1.5%
Days on Market Until Sale	56	86	+ 53.6%	81	116	+ 43.2%
Inventory of Homes for Sale	80	97	+ 21.3%	--	--	--
Months Supply of Inventory	4.8	7.6	+ 58.3%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	2	2	0.0%
Sold Listings	0	0	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$0	--	\$112,000	\$250,000	+ 123.2%
Average Sales Price*	\$0	\$0	--	\$112,000	\$250,000	+ 123.2%
Percent of List Price Received*	0.0%	0.0%	--	100.0%	100.0%	0.0%
Days on Market Until Sale	0	0	--	58	261	+ 350.0%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

