

Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

Not all agents are the same!



Rio Grande County

Contact the REALTORS® of Central Colorado or Pagosa Springs Area Association of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

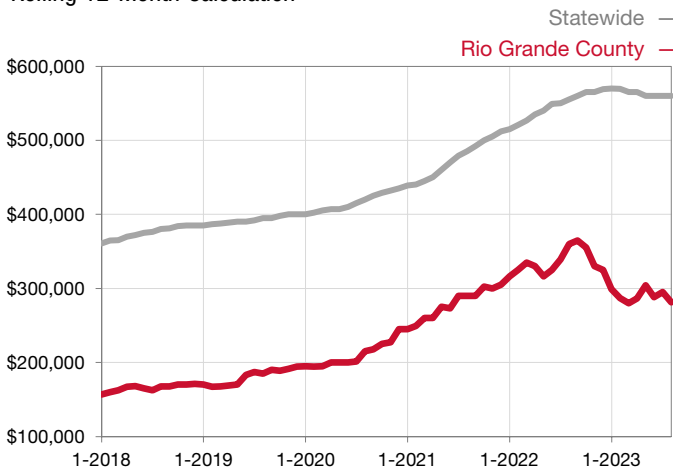
Single Family	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Key Metrics						
New Listings	23	25	+ 8.7%	122	129	+ 5.7%
Sold Listings	17	10	- 41.2%	90	61	- 32.2%
Median Sales Price*	\$500,000	\$227,500	- 54.5%	\$336,500	\$282,000	- 16.2%
Average Sales Price*	\$554,265	\$325,750	- 41.2%	\$455,424	\$403,184	- 11.5%
Percent of List Price Received*	96.8%	92.9%	- 4.0%	97.0%	93.7%	- 3.4%
Days on Market Until Sale	104	71	- 31.7%	100	79	- 21.0%
Inventory of Homes for Sale	50	70	+ 40.0%	--	--	--
Months Supply of Inventory	4.3	8.4	+ 95.3%	--	--	--

* 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	3	0	- 100.0%	5	2	- 60.0%
Sold Listings	2	0	- 100.0%	3	1	- 66.7%
Median Sales Price*	\$546,500	\$0	- 100.0%	\$533,000	\$269,000	- 49.5%
Average Sales Price*	\$546,500	\$0	- 100.0%	\$521,000	\$269,000	- 48.4%
Percent of List Price Received*	99.8%	0.0%	- 100.0%	100.6%	98.2%	- 2.4%
Days on Market Until Sale	68	0	- 100.0%	72	54	- 25.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--

* 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

