

Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

Not all agents are the same!



Alamosa 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.

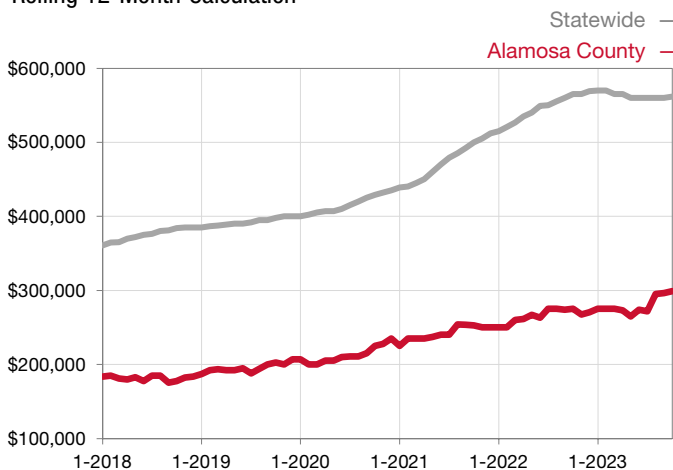
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Key Metrics						
New Listings	14	10	- 28.6%	137	135	- 1.5%
Sold Listings	10	15	+ 50.0%	103	92	- 10.7%
Median Sales Price*	\$287,500	\$312,000	+ 8.5%	\$275,000	\$301,950	+ 9.8%
Average Sales Price*	\$316,890	\$329,016	+ 3.8%	\$309,009	\$320,298	+ 3.7%
Percent of List Price Received*	97.0%	95.5%	- 1.5%	98.9%	96.9%	- 2.0%
Days on Market Until Sale	63	64	+ 1.6%	61	81	+ 32.8%
Inventory of Homes for Sale	38	45	+ 18.4%	--	--	--
Months Supply of Inventory	3.7	4.9	+ 32.4%	--	--	--

* 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	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Key Metrics						
New Listings	1	0	- 100.0%	2	2	0.0%
Sold Listings	2	1	- 50.0%	3	3	0.0%
Median Sales Price*	\$395,000	\$315,000	- 20.3%	\$395,000	\$315,000	- 20.3%
Average Sales Price*	\$395,000	\$315,000	- 20.3%	\$403,167	\$345,000	- 14.4%
Percent of List Price Received*	67.2%	96.9%	+ 44.2%	78.2%	97.8%	+ 25.1%
Days on Market Until Sale	281	55	- 80.4%	227	84	- 63.0%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	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

