

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!



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.

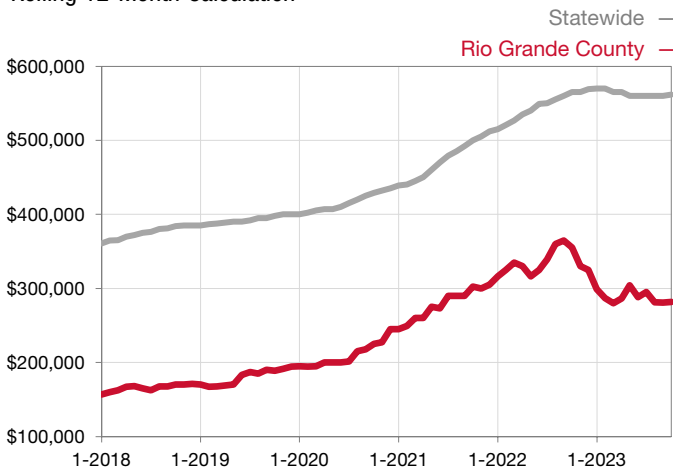
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Key Metrics						
New Listings	7	12	+ 71.4%	138	154	+ 11.6%
Sold Listings	10	8	- 20.0%	113	77	- 31.9%
Median Sales Price*	\$342,500	\$447,500	+ 30.7%	\$348,000	\$285,000	- 18.1%
Average Sales Price*	\$378,050	\$577,375	+ 52.7%	\$451,320	\$423,873	- 6.1%
Percent of List Price Received*	92.4%	94.7%	+ 2.5%	96.4%	93.8%	- 2.7%
Days on Market Until Sale	64	126	+ 96.9%	96	85	- 11.5%
Inventory of Homes for Sale	37	77	+ 108.1%	--	--	--
Months Supply of Inventory	3.3	9.9	+ 200.0%	--	--	--

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

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	3	0	- 100.0%	9	2	- 77.8%
Sold Listings	2	1	- 50.0%	6	2	- 66.7%
Median Sales Price*	\$549,250	\$150,000	- 72.7%	\$534,000	\$209,500	- 60.8%
Average Sales Price*	\$549,250	\$150,000	- 72.7%	\$491,000	\$209,500	- 57.3%
Percent of List Price Received*	94.0%	83.8%	- 10.9%	96.9%	91.0%	- 6.1%
Days on Market Until Sale	49	9	- 81.6%	58	32	- 44.8%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	2.1	0.8	- 61.9%	--	--	--

* 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

