

# Local Market Update for November 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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## Custer County

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

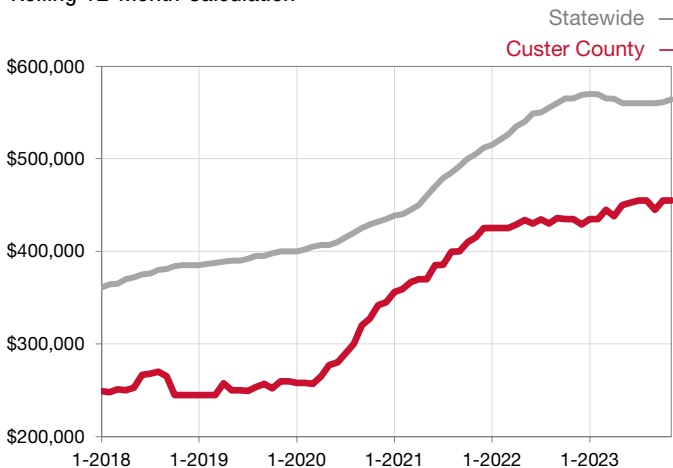
Single Family	November			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	16	10	- 37.5%	229	207	- 9.6%
Sold Listings	6	9	+ 50.0%	159	139	- 12.6%
Median Sales Price*	\$380,250	<b>\$440,000</b>	+ 15.7%	\$430,000	<b>\$458,000</b>	+ 6.5%
Average Sales Price*	\$482,583	<b>\$425,278</b>	- 11.9%	\$480,988	<b>\$601,947</b>	+ 25.1%
Percent of List Price Received*	95.6%	<b>94.4%</b>	- 1.3%	97.4%	<b>95.4%</b>	- 2.1%
Days on Market Until Sale	97	<b>136</b>	+ 40.2%	73	<b>113</b>	+ 54.8%
Inventory of Homes for Sale	84	<b>80</b>	- 4.8%	--	--	--
Months Supply of Inventory	5.5	<b>6.5</b>	+ 18.2%	--	--	--

\* 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	November			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	2	2	0.0%
Sold Listings	0	0	--	2	2	0.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$128,500	<b>\$250,000</b>	+ 94.6%
Average Sales Price*	\$0	<b>\$0</b>	--	\$128,500	<b>\$250,000</b>	+ 94.6%
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	98.7%	<b>100.0%</b>	+ 1.3%
Days on Market Until Sale	0	0	--	41	<b>261</b>	+ 536.6%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	<b>0.0</b>	- 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

