

# Local Market Update for August 2025

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.

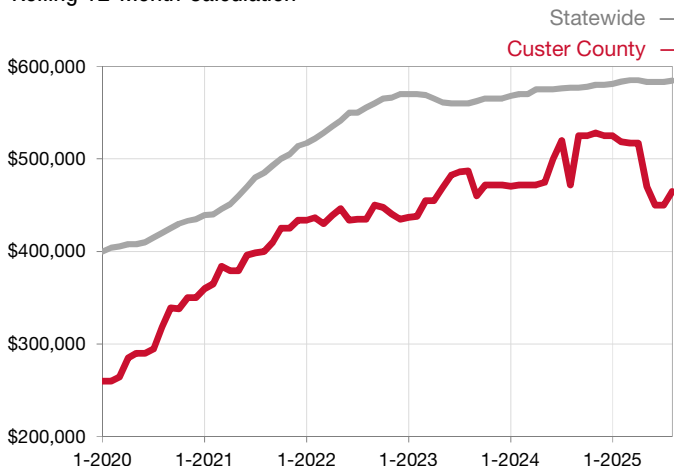
Single Family	August			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	13	22	+ 69.2%	151	204	+ 35.1%
Sold Listings	17	6	- 64.7%	73	40	- 45.2%
Median Sales Price*	\$375,000	<b>\$476,000</b>	+ 26.9%	\$550,000	<b>\$480,000</b>	- 12.7%
Average Sales Price*	\$438,676	<b>\$553,917</b>	+ 26.3%	\$658,824	<b>\$558,475</b>	- 15.2%
Percent of List Price Received*	97.1%	<b>92.3%</b>	- 4.9%	95.4%	<b>96.0%</b>	+ 0.6%
Days on Market Until Sale	76	193	+ 153.9%	115	134	+ 16.5%
Inventory of Homes for Sale	106	163	+ 53.8%	--	--	--
Months Supply of Inventory	11.9	26.8	+ 125.2%	--	--	--

\* 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	August			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	2	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

\* 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

