

Local Market Update for February 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.

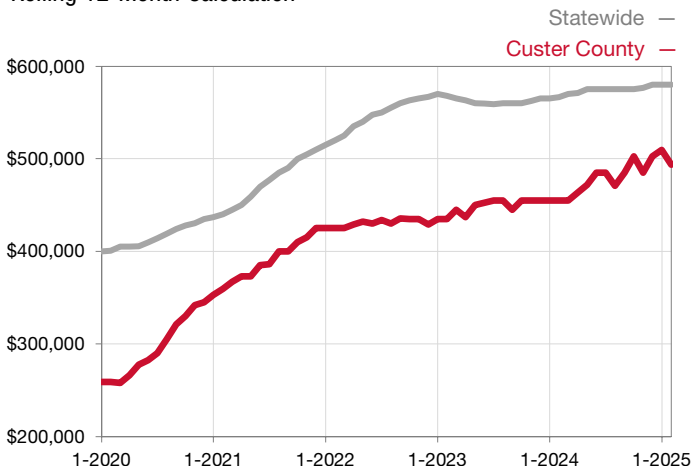
Single Family	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Key Metrics						
New Listings	19	17	- 10.5%	34	30	- 11.8%
Sold Listings	6	2	- 66.7%	10	5	- 50.0%
Median Sales Price*	\$442,500	\$399,000	- 9.8%	\$442,500	\$478,000	+ 8.0%
Average Sales Price*	\$703,167	\$399,000	- 43.3%	\$599,140	\$488,800	- 18.4%
Percent of List Price Received*	95.1%	99.9%	+ 5.0%	96.4%	98.8%	+ 2.5%
Days on Market Until Sale	167	155	- 7.2%	156	166	+ 6.4%
Inventory of Homes for Sale	94	121	+ 28.7%	--	--	--
Months Supply of Inventory	8.4	10.8	+ 28.6%	--	--	--

* 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	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
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

