

# Local Market Update for January 2025

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.

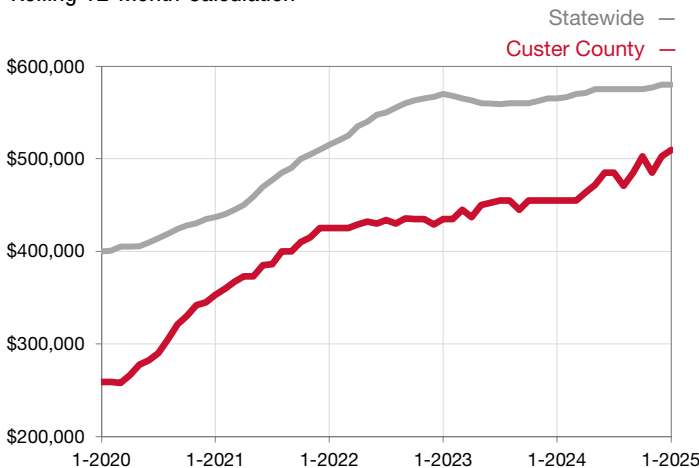
Single Family	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	15	13	- 13.3%	15	13	- 13.3%
Sold Listings	4	3	- 25.0%	4	3	- 25.0%
Median Sales Price*	\$434,750	<b>\$517,000</b>	+ 18.9%	\$434,750	<b>\$517,000</b>	+ 18.9%
Average Sales Price*	\$443,100	<b>\$548,667</b>	+ 23.8%	\$443,100	<b>\$548,667</b>	+ 23.8%
Percent of List Price Received*	98.4%	<b>98.1%</b>	- 0.3%	98.4%	<b>98.1%</b>	- 0.3%
Days on Market Until Sale	141	<b>173</b>	+ 22.7%	141	<b>173</b>	+ 22.7%
Inventory of Homes for Sale	93	<b>113</b>	+ 21.5%	--	--	--
Months Supply of Inventory	7.9	<b>9.8</b>	+ 24.1%	--	--	--

\* 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	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
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	0	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--

\* 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

