

Local Market Update for June 2025

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure
Your Agent is a REALTOR®

Not all agents
are the same!



Custer County

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

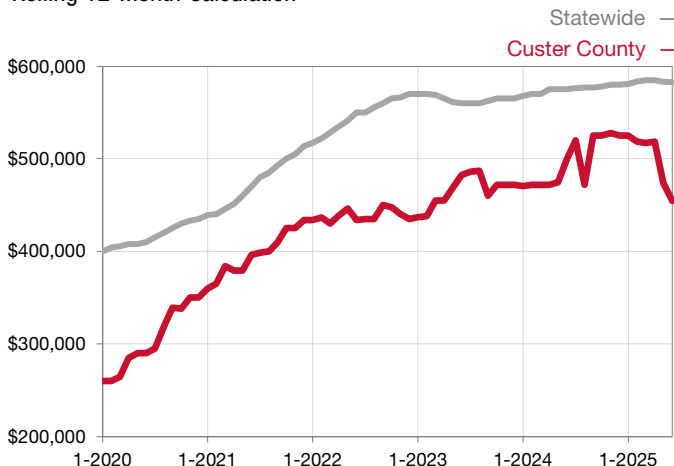
| Single Family | June | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2024 | 2025 | Percent Change from Previous Year | Thru 06-2024 | Thru 06-2025 | Percent Change from Previous Year |
| New Listings | 34 | 36 | + 5.9% | 116 | 141 | + 21.6% |
| Sold Listings | 11 | 3 | - 72.7% | 45 | 29 | - 35.6% |
| Median Sales Price* | \$575,000 | \$445,000 | - 22.6% | \$575,000 | \$517,000 | - 10.1% |
| Average Sales Price* | \$580,000 | \$520,000 | - 10.3% | \$668,559 | \$591,741 | - 11.5% |
| Percent of List Price Received* | 96.0% | 97.8% | + 1.9% | 95.3% | 97.0% | + 1.8% |
| Days on Market Until Sale | 106 | 42 | - 60.4% | 129 | 111 | - 14.0% |
| Inventory of Homes for Sale | 105 | 158 | + 50.5% | -- | -- | -- |
| Months Supply of Inventory | 12.7 | 21.1 | + 66.1% | -- | -- | -- |

* 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 | June | | | Year to Date | | |
|---------------------------------|------|------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2024 | 2025 | Percent Change from Previous Year | Thru 06-2024 | Thru 06-2025 | Percent Change from Previous Year |
| New Listings | 0 | 0 | -- | 0 | 2 | -- |
| 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 | 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

