

Local Market Update for May 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.

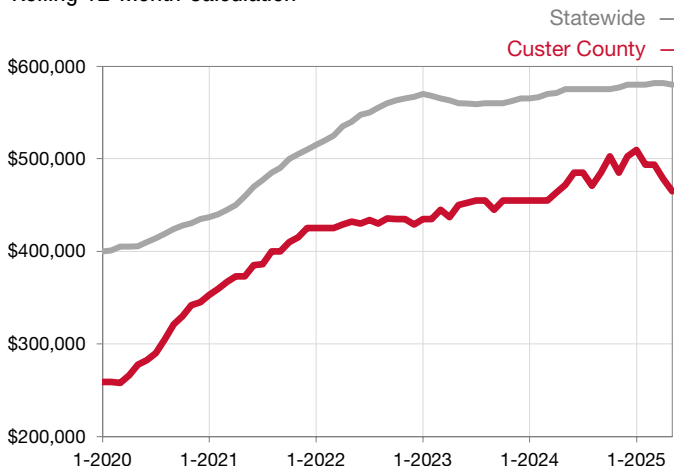
Single Family	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
Key Metrics						
New Listings	42	35	- 16.7%	113	107	- 5.3%
Sold Listings	16	10	- 37.5%	46	26	- 43.5%
Median Sales Price*	\$780,625	\$554,500	- 29.0%	\$567,000	\$533,000	- 6.0%
Average Sales Price*	\$778,831	\$675,900	- 13.2%	\$662,559	\$600,019	- 9.4%
Percent of List Price Received*	94.6%	94.3%	- 0.3%	95.7%	96.9%	+ 1.3%
Days on Market Until Sale	147	110	- 25.2%	147	119	- 19.0%
Inventory of Homes for Sale	117	159	+ 35.9%	--	--	--
Months Supply of Inventory	11.1	16.0	+ 44.1%	--	--	--

* 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	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
Key Metrics						
New Listings	0	1	--	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

