

# Local Market Update for November 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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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

| Key Metrics                     | November  |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                 | 2024      | 2025             | Percent Change from Previous Year | Thru 11-2024 | Thru 11-2025     | Percent Change from Previous Year |
| New Listings                    | 8         | 6                | - 25.0%                           | 193          | 249              | + 29.0%                           |
| Sold Listings                   | 11        | 10               | - 9.1%                            | 97           | 74               | - 23.7%                           |
| Median Sales Price*             | \$368,000 | <b>\$494,000</b> | + 34.2%                           | \$550,000    | <b>\$474,000</b> | - 13.8%                           |
| Average Sales Price*            | \$391,668 | <b>\$542,500</b> | + 38.5%                           | \$623,443    | <b>\$545,186</b> | - 12.6%                           |
| Percent of List Price Received* | 92.5%     | <b>95.2%</b>     | + 2.9%                            | 95.2%        | <b>95.3%</b>     | + 0.1%                            |
| Days on Market Until Sale       | 134       | 195              | + 45.5%                           | 116          | 135              | + 16.4%                           |
| Inventory of Homes for Sale     | 108       | 128              | + 18.5%                           | --           | --               | --                                |
| Months Supply of Inventory      | 12.8      | <b>18.5</b>      | + 44.5%                           | --           | --               | --                                |

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

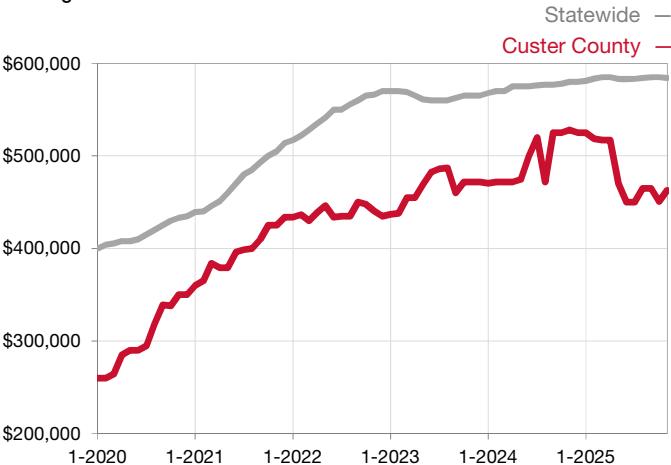
### Townhouse/Condo

| Key Metrics                     | November |             |                                   | Year to Date |              |                                   |
|---------------------------------|----------|-------------|-----------------------------------|--------------|--------------|-----------------------------------|
|                                 | 2024     | 2025        | Percent Change from Previous Year | Thru 11-2024 | Thru 11-2025 | Percent Change from Previous Year |
| New Listings                    | 0        | 0           | --                                | 0            | <b>3</b>     | --                                |
| Sold Listings                   | 0        | 0           | --                                | 0            | <b>0</b>     | --                                |
| 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            | <b>0</b>     | --                                |
| Inventory of Homes for Sale     | 0        | 2           | --                                | --           | --           | --                                |
| 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

