

Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

Not all agents are the same!



Rio Grande County

Contact the REALTORS® of Central Colorado or Pagosa Springs Area Association of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

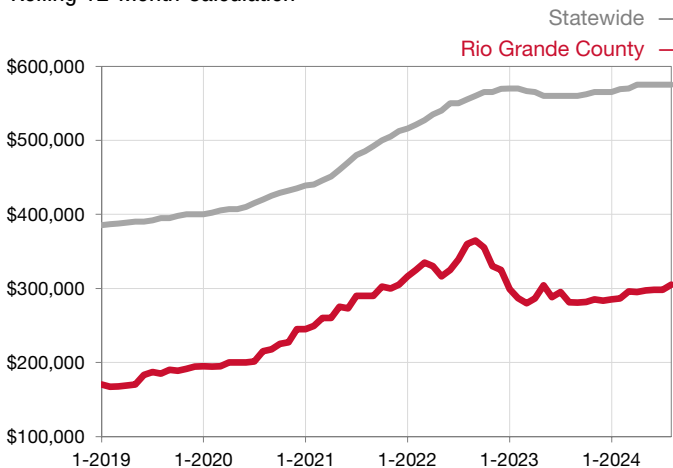
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	25	20	- 20.0%	127	128	+ 0.8%
Sold Listings	10	12	+ 20.0%	61	60	- 1.6%
Median Sales Price*	\$227,500	\$349,000	+ 53.4%	\$282,000	\$340,000	+ 20.6%
Average Sales Price*	\$325,750	\$420,250	+ 29.0%	\$403,184	\$406,091	+ 0.7%
Percent of List Price Received*	92.9%	99.4%	+ 7.0%	93.7%	94.9%	+ 1.3%
Days on Market Until Sale	71	114	+ 60.6%	79	123	+ 55.7%
Inventory of Homes for Sale	75	72	- 4.0%	--	--	--
Months Supply of Inventory	9.0	9.9	+ 10.0%	--	--	--

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

Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	0	2	--	2	4	+ 100.0%
Sold Listings	0	0	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$0	--	\$269,000	\$431,250	+ 60.3%
Average Sales Price*	\$0	\$0	--	\$269,000	\$431,250	+ 60.3%
Percent of List Price Received*	0.0%	0.0%	--	98.2%	95.2%	- 3.1%
Days on Market Until Sale	0	0	--	54	65	+ 20.4%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.7	1.0	+ 42.9%	--	--	--

* 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

