

# Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®

## 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.

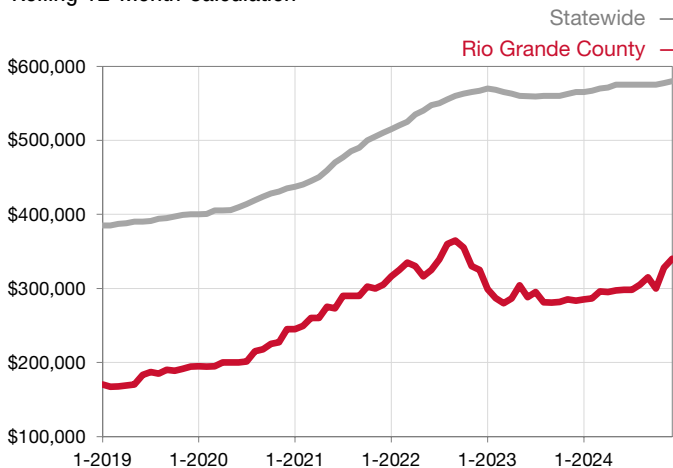
Single Family	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	6	7	+ 16.7%	168	164	- 2.4%
Sold Listings	4	6	+ 50.0%	88	101	+ 14.8%
Median Sales Price*	\$187,500	<b>\$437,750</b>	+ 133.5%	\$283,500	<b>\$340,000</b>	+ 19.9%
Average Sales Price*	\$208,750	<b>\$478,917</b>	+ 129.4%	\$400,916	<b>\$422,465</b>	+ 5.4%
Percent of List Price Received*	92.8%	<b>93.1%</b>	+ 0.3%	93.8%	<b>95.0%</b>	+ 1.3%
Days on Market Until Sale	196	<b>60</b>	- 69.4%	94	<b>132</b>	+ 40.4%
Inventory of Homes for Sale	67	<b>59</b>	- 11.9%	--	--	--
Months Supply of Inventory	9.1	<b>7.0</b>	- 23.1%	--	--	--

\* 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	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	2	4	+ 100.0%
Sold Listings	0	0	--	2	4	+ 100.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$209,500	<b>\$567,500</b>	+ 170.9%
Average Sales Price*	\$0	<b>\$0</b>	--	\$209,500	<b>\$504,375</b>	+ 140.8%
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	91.0%	<b>96.4%</b>	+ 5.9%
Days on Market Until Sale	0	0	--	32	<b>229</b>	+ 615.6%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	<b>0.0</b>	- 100.0%	--	--	--

\* 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

