

# Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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## 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.

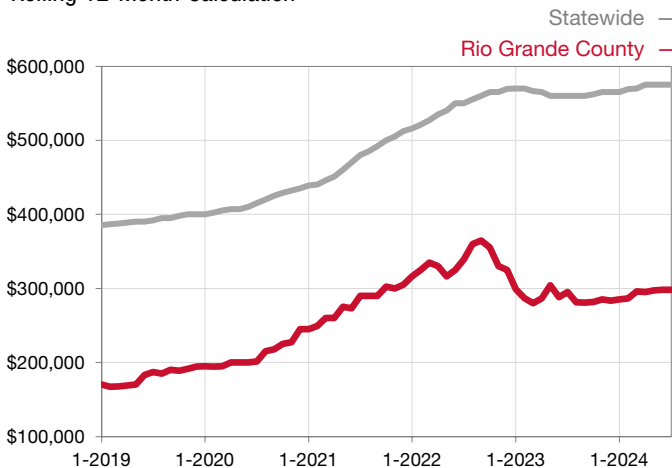
| Single Family                   | July      |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                 | 2023      | 2024             | Percent Change from Previous Year | Thru 07-2023 | Thru 07-2024     | Percent Change from Previous Year |
| <b>Key Metrics</b>              |           |                  |                                   |              |                  |                                   |
| New Listings                    | 18        | 19               | + 5.6%                            | 102          | 108              | + 5.9%                            |
| Sold Listings                   | 8         | 6                | - 25.0%                           | 51           | 48               | - 5.9%                            |
| Median Sales Price*             | \$407,500 | <b>\$410,000</b> | + 0.6%                            | \$288,000    | <b>\$328,000</b> | + 13.9%                           |
| Average Sales Price*            | \$395,563 | <b>\$564,167</b> | + 42.6%                           | \$418,367    | <b>\$402,476</b> | - 3.8%                            |
| Percent of List Price Received* | 94.2%     | <b>87.9%</b>     | - 6.7%                            | 93.9%        | <b>93.8%</b>     | - 0.1%                            |
| Days on Market Until Sale       | 58        | 98               | + 69.0%                           | 81           | 125              | + 54.3%                           |
| Inventory of Homes for Sale     | 64        | 69               | + 7.8%                            | --           | --               | --                                |
| Months Supply of Inventory      | 7.2       | 9.7              | + 34.7%                           | --           | --               | --                                |

\* 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                 | July |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                 | 2023 | 2024             | Percent Change from Previous Year | Thru 07-2023 | Thru 07-2024     | Percent Change from Previous Year |
| <b>Key Metrics</b>              |      |                  |                                   |              |                  |                                   |
| New Listings                    | 1    | 0                | - 100.0%                          | 2            | 2                | 0.0%                              |
| Sold Listings                   | 0    | 1                | --                                | 1            | 2                | + 100.0%                          |
| Median Sales Price*             | \$0  | <b>\$302,500</b> | --                                | \$269,000    | <b>\$431,250</b> | + 60.3%                           |
| Average Sales Price*            | \$0  | <b>\$302,500</b> | --                                | \$269,000    | <b>\$431,250</b> | + 60.3%                           |
| Percent of List Price Received* | 0.0% | <b>93.1%</b>     | --                                | 98.2%        | <b>95.2%</b>     | - 3.1%                            |
| Days on Market Until Sale       | 0    | 47               | --                                | 54           | 65               | + 20.4%                           |
| Inventory of Homes for Sale     | 2    | 0                | - 100.0%                          | --           | --               | --                                |
| Months Supply of Inventory      | 1.3  | 0.0              | - 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

