

Local Market Update for October 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.

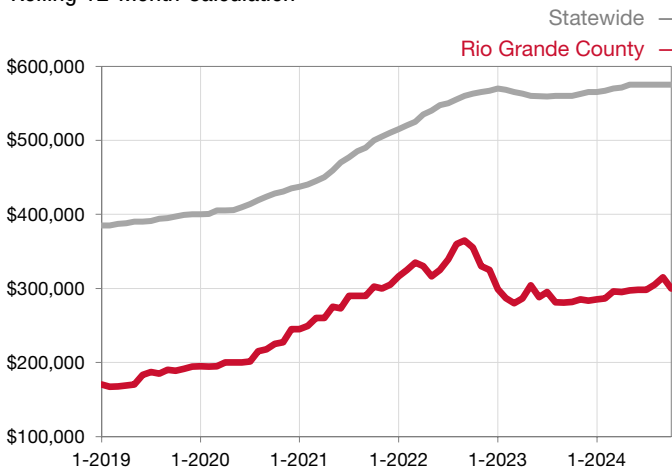
Single Family	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	12	16	+ 33.3%	153	154	+ 0.7%
Sold Listings	8	16	+ 100.0%	77	84	+ 9.1%
Median Sales Price*	\$447,500	\$265,000	- 40.8%	\$285,000	\$322,500	+ 13.2%
Average Sales Price*	\$577,375	\$339,548	- 41.2%	\$423,873	\$410,690	- 3.1%
Percent of List Price Received*	94.7%	91.9%	- 3.0%	93.8%	94.6%	+ 0.9%
Days on Market Until Sale	126	213	+ 69.0%	85	134	+ 57.6%
Inventory of Homes for Sale	80	72	- 10.0%	--	--	--
Months Supply of Inventory	10.3	9.1	- 11.7%	--	--	--

* 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	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	2	4	+ 100.0%
Sold Listings	1	0	- 100.0%	2	4	+ 100.0%
Median Sales Price*	\$150,000	\$0	- 100.0%	\$209,500	\$567,500	+ 170.9%
Average Sales Price*	\$150,000	\$0	- 100.0%	\$209,500	\$504,375	+ 140.8%
Percent of List Price Received*	83.8%	0.0%	- 100.0%	91.0%	96.4%	+ 5.9%
Days on Market Until Sale	9	0	- 100.0%	32	229	+ 615.6%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	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

