

Local Market Update for September 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.

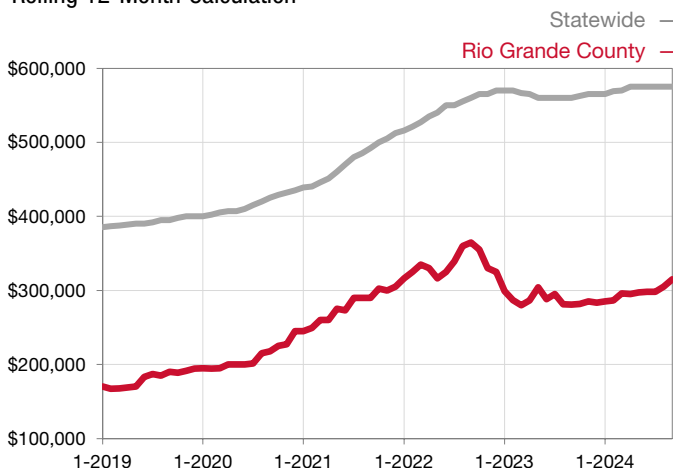
| Single Family | September | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2023 | 2024 | Percent Change from Previous Year | Thru 09-2023 | Thru 09-2024 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 14 | 10 | - 28.6% | 141 | 138 | - 2.1% |
| Sold Listings | 8 | 8 | 0.0% | 69 | 68 | - 1.4% |
| Median Sales Price* | \$287,500 | \$310,000 | + 7.8% | \$282,000 | \$335,000 | + 18.8% |
| Average Sales Price* | \$428,125 | \$578,000 | + 35.0% | \$406,076 | \$426,617 | + 5.1% |
| Percent of List Price Received* | 93.5% | 97.8% | + 4.6% | 93.7% | 95.3% | + 1.7% |
| Days on Market Until Sale | 93 | 64 | - 31.2% | 81 | 116 | + 43.2% |
| Inventory of Homes for Sale | 74 | 73 | - 1.4% | -- | -- | -- |
| Months Supply of Inventory | 9.3 | 10.1 | + 8.6% | -- | -- | -- |

* 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 | September | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2023 | 2024 | Percent Change from Previous Year | Thru 09-2023 | Thru 09-2024 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 0 | 0 | -- | 2 | 4 | + 100.0% |
| Sold Listings | 0 | 2 | -- | 1 | 4 | + 300.0% |
| Median Sales Price* | \$0 | \$577,500 | -- | \$269,000 | \$567,500 | + 111.0% |
| Average Sales Price* | \$0 | \$577,500 | -- | \$269,000 | \$504,375 | + 87.5% |
| Percent of List Price Received* | 0.0% | 97.6% | -- | 98.2% | 96.4% | - 1.8% |
| Days on Market Until Sale | 0 | 394 | -- | 54 | 229 | + 324.1% |
| Inventory of Homes for Sale | 1 | 1 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 0.7 | 0.8 | + 14.3% | -- | -- | -- |

* 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

