

Local Market Update for July 2025

A Research Tool Provided by the Colorado Association of REALTORS®

Custer County

Contact the Royal Gorge Association of REALTORS® for more detailed statistics or to find a REALTOR® in the area.

Single Family

Key Metrics	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
New Listings	22	42	+ 90.9%	138	181	+ 31.2%
Sold Listings	11	4	- 63.6%	56	34	- 39.3%
Median Sales Price*	\$550,000	\$415,000	- 24.5%	\$575,000	\$489,000	- 15.0%
Average Sales Price*	\$959,227	\$365,000	- 61.9%	\$725,654	\$559,279	- 22.9%
Percent of List Price Received*	93.0%	93.5%	+ 0.5%	94.9%	96.7%	+ 1.9%
Days on Market Until Sale	121	174	+ 43.8%	127	124	- 2.4%
Inventory of Homes for Sale	108	165	+ 52.8%	--	--	--
Months Supply of Inventory	13.4	23.6	+ 76.1%	--	--	--

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

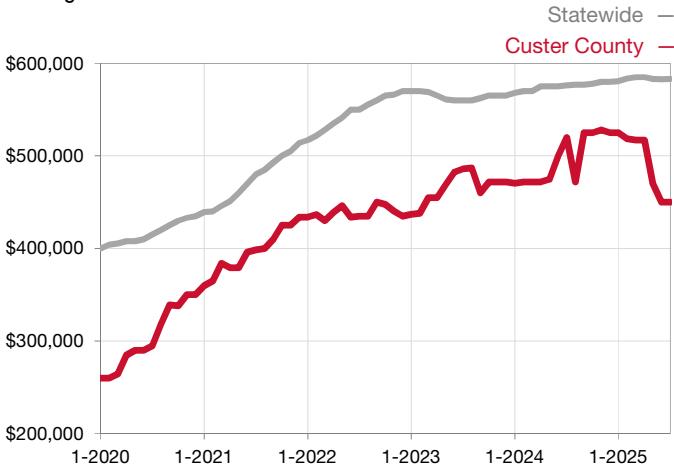
Townhouse/Condo

Key Metrics	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
New Listings	0	0	--	0	2	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

* 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

