

Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

Not all agents are the same!



Custer County

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

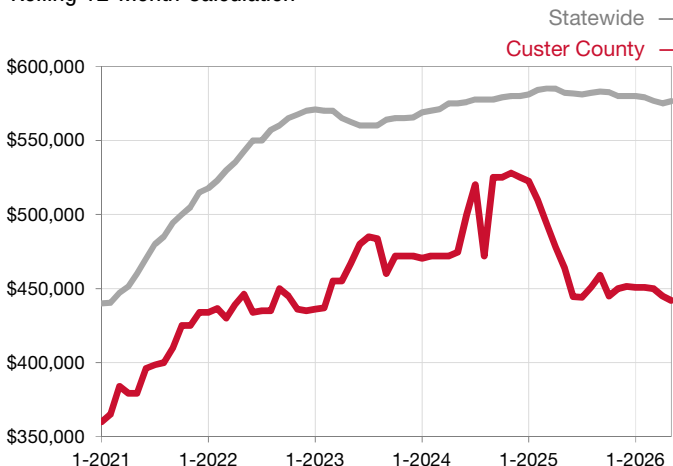
Single Family	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	45	39	- 13.3%	138	161	+ 16.7%
Sold Listings	11	8	- 27.3%	32	55	+ 71.9%
Median Sales Price*	\$650,000	\$438,450	- 32.5%	\$470,500	\$424,000	- 9.9%
Average Sales Price*	\$679,909	\$516,613	- 24.0%	\$551,703	\$458,523	- 16.9%
Percent of List Price Received*	94.7%	93.9%	- 0.8%	96.5%	95.1%	- 1.5%
Days on Market Until Sale	118	178	+ 50.8%	115	125	+ 8.7%
Inventory of Homes for Sale	167	189	+ 13.2%	--	--	--
Months Supply of Inventory	19.3	17.2	- 10.9%	--	--	--

* 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	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	2	0	- 100.0%	3	2	- 33.3%
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	3	4	+ 33.3%	--	--	--
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

