

Local Market Update for July 2025

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

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	18	33	+ 83.3%	106	145	+ 36.8%
Sold Listings	6	15	+ 150.0%	48	61	+ 27.1%
Median Sales Price*	\$410,000	\$334,400	- 18.4%	\$328,000	\$350,000	+ 6.7%
Average Sales Price*	\$564,167	\$344,387	- 39.0%	\$402,476	\$444,084	+ 10.3%
Percent of List Price Received*	87.9%	97.9%	+ 11.4%	93.8%	95.7%	+ 2.0%
Days on Market Until Sale	98	86	- 12.2%	125	139	+ 11.2%
Inventory of Homes for Sale	77	101	+ 31.2%	--	--	--
Months Supply of Inventory	10.9	10.7	- 1.8%	--	--	--

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

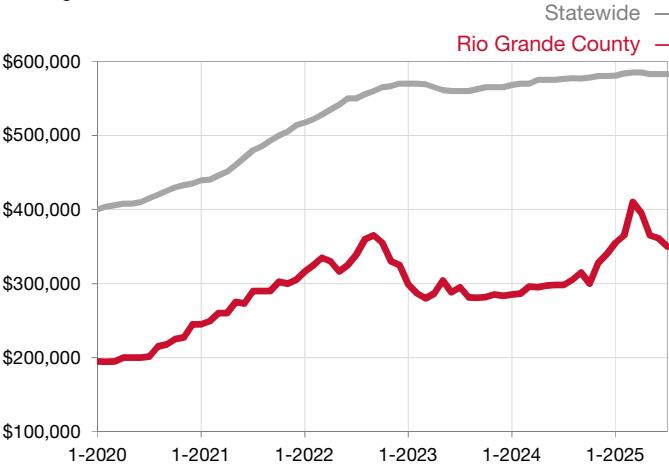
Townhouse/Condo

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	2	--	2	3	+ 50.0%
Sold Listings	1	1	0.0%	2	1	- 50.0%
Median Sales Price*	\$302,500	\$650,000	+ 114.9%	\$431,250	\$650,000	+ 50.7%
Average Sales Price*	\$302,500	\$650,000	+ 114.9%	\$431,250	\$650,000	+ 50.7%
Percent of List Price Received*	93.1%	96.3%	+ 3.4%	95.2%	96.3%	+ 1.2%
Days on Market Until Sale	47	118	+ 151.1%	65	118	+ 81.5%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.3	--	--	--	--

* 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

