

# Local Market Update for April 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.

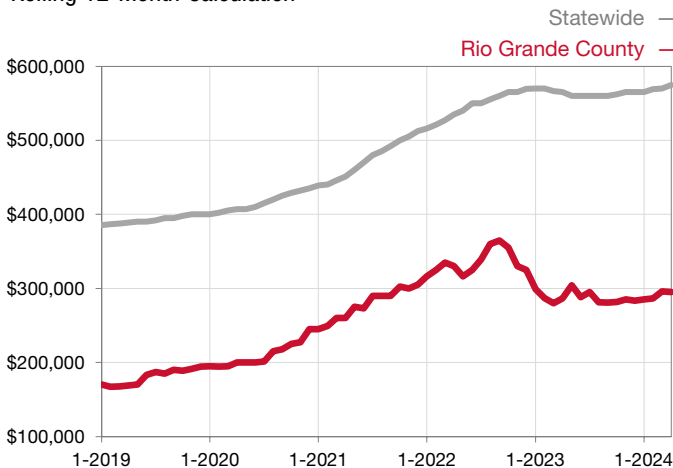
Single Family	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	11	23	+ 109.1%	46	51	+ 10.9%
Sold Listings	8	7	- 12.5%	25	25	0.0%
Median Sales Price*	\$445,000	<b>\$299,000</b>	- 32.8%	\$265,000	<b>\$297,000</b>	+ 12.1%
Average Sales Price*	\$559,250	<b>\$397,893</b>	- 28.9%	\$404,120	<b>\$310,458</b>	- 23.2%
Percent of List Price Received*	97.6%	<b>98.7%</b>	+ 1.1%	93.3%	<b>94.8%</b>	+ 1.6%
Days on Market Until Sale	95	104	+ 9.5%	91	149	+ 63.7%
Inventory of Homes for Sale	39	59	+ 51.3%	--	--	--
Months Supply of Inventory	4.0	8.0	+ 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.

Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	1	1	0.0%
Sold Listings	0	1	--	1	1	0.0%
Median Sales Price*	\$0	<b>\$560,000</b>	--	\$269,000	<b>\$560,000</b>	+ 108.2%
Average Sales Price*	\$0	<b>\$560,000</b>	--	\$269,000	<b>\$560,000</b>	+ 108.2%
Percent of List Price Received*	0.0%	<b>97.4%</b>	--	98.2%	<b>97.4%</b>	- 0.8%
Days on Market Until Sale	0	83	--	54	83	+ 53.7%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.7	1.0	+ 42.9%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

