

# Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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## Custer County

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

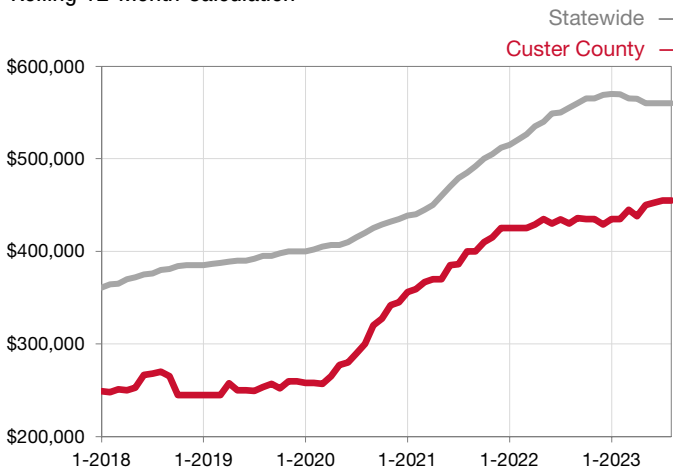
Single Family	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	23	23	0.0%	182	176	- 3.3%
Sold Listings	24	12	- 50.0%	120	105	- 12.5%
Median Sales Price*	\$485,000	<b>\$474,500</b>	- 2.2%	\$432,450	<b>\$499,900</b>	+ 15.6%
Average Sales Price*	\$484,004	<b>\$523,167</b>	+ 8.1%	\$489,593	<b>\$649,593</b>	+ 32.7%
Percent of List Price Received*	96.4%	<b>97.3%</b>	+ 0.9%	97.0%	<b>95.5%</b>	- 1.5%
Days on Market Until Sale	56	86	+ 53.6%	81	116	+ 43.2%
Inventory of Homes for Sale	80	97	+ 21.3%	--	--	--
Months Supply of Inventory	4.8	7.6	+ 58.3%	--	--	--

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

Townhouse/Condo	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	2	2	0.0%
Sold Listings	0	0	--	1	2	+ 100.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$112,000	<b>\$250,000</b>	+ 123.2%
Average Sales Price*	\$0	<b>\$0</b>	--	\$112,000	<b>\$250,000</b>	+ 123.2%
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	100.0%	<b>100.0%</b>	0.0%
Days on Market Until Sale	0	0	--	58	261	+ 350.0%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 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.

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



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

