

# Local Market Update for December 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.

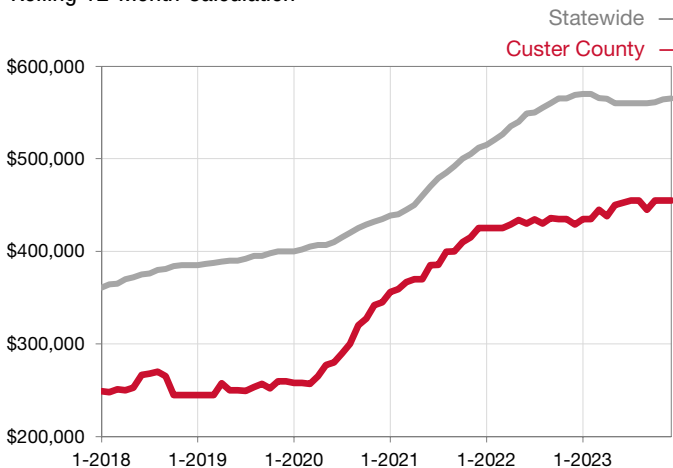
Single Family	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	15	8	- 46.7%	244	214	- 12.3%
Sold Listings	9	5	- 44.4%	168	144	- 14.3%
Median Sales Price*	\$322,000	<b>\$320,000</b>	- 0.6%	\$429,000	<b>\$455,000</b>	+ 6.1%
Average Sales Price*	\$380,056	<b>\$337,600</b>	- 11.2%	\$475,581	<b>\$592,769</b>	+ 24.6%
Percent of List Price Received*	95.6%	<b>97.7%</b>	+ 2.2%	97.3%	<b>95.5%</b>	- 1.8%
Days on Market Until Sale	88	<b>78</b>	- 11.4%	74	<b>111</b>	+ 50.0%
Inventory of Homes for Sale	85	<b>77</b>	- 9.4%	--	--	--
Months Supply of Inventory	6.1	<b>6.4</b>	+ 4.9%	--	--	--

\* 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	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	2	2	0.0%
Sold Listings	0	0	--	2	2	0.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$128,500	<b>\$250,000</b>	+ 94.6%
Average Sales Price*	\$0	<b>\$0</b>	--	\$128,500	<b>\$250,000</b>	+ 94.6%
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	98.7%	<b>100.0%</b>	+ 1.3%
Days on Market Until Sale	0	0	--	41	<b>261</b>	+ 536.6%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	<b>0.0</b>	- 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

