

Local Market Update for October 2023

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.

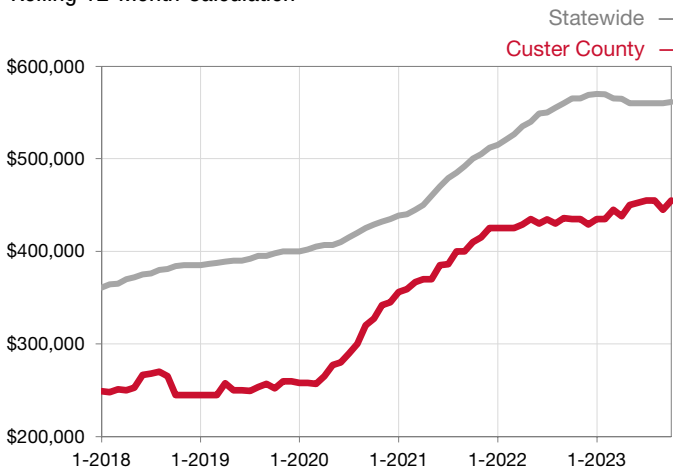
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Key Metrics						
New Listings	14	9	- 35.7%	213	196	- 8.0%
Sold Listings	15	8	- 46.7%	153	129	- 15.7%
Median Sales Price*	\$399,900	\$471,900	+ 18.0%	\$434,900	\$469,000	+ 7.8%
Average Sales Price*	\$397,603	\$411,569	+ 3.5%	\$480,925	\$615,180	+ 27.9%
Percent of List Price Received*	99.5%	95.1%	- 4.4%	97.4%	95.4%	- 2.1%
Days on Market Until Sale	32	63	+ 96.9%	72	110	+ 52.8%
Inventory of Homes for Sale	84	79	- 6.0%	--	--	--
Months Supply of Inventory	5.2	6.6	+ 26.9%	--	--	--

* 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	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	2	2	0.0%
Sold Listings	0	0	--	2	2	0.0%
Median Sales Price*	\$0	\$0	--	\$128,500	\$250,000	+ 94.6%
Average Sales Price*	\$0	\$0	--	\$128,500	\$250,000	+ 94.6%
Percent of List Price Received*	0.0%	0.0%	--	98.7%	100.0%	+ 1.3%
Days on Market Until Sale	0	0	--	41	261	+ 536.6%
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

