

Local Market Update for September 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.

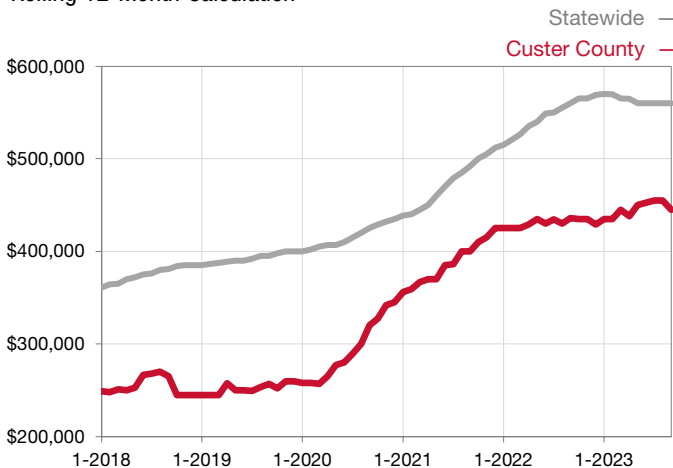
Single Family	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Key Metrics						
New Listings	17	11	- 35.3%	199	187	- 6.0%
Sold Listings	18	17	- 5.6%	138	121	- 12.3%
Median Sales Price*	\$473,450	\$390,000	- 17.6%	\$435,000	\$455,000	+ 4.6%
Average Sales Price*	\$492,577	\$485,494	- 1.4%	\$489,982	\$628,641	+ 28.3%
Percent of List Price Received*	98.4%	95.2%	- 3.3%	97.2%	95.5%	- 1.7%
Days on Market Until Sale	51	92	+ 80.4%	77	113	+ 46.8%
Inventory of Homes for Sale	78	84	+ 7.7%	--	--	--
Months Supply of Inventory	4.7	6.7	+ 42.6%	--	--	--

* 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	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	2	2	0.0%
Sold Listings	1	0	- 100.0%	2	2	0.0%
Median Sales Price*	\$145,000	\$0	- 100.0%	\$128,500	\$250,000	+ 94.6%
Average Sales Price*	\$145,000	\$0	- 100.0%	\$128,500	\$250,000	+ 94.6%
Percent of List Price Received*	97.3%	0.0%	- 100.0%	98.7%	100.0%	+ 1.3%
Days on Market Until Sale	23	0	- 100.0%	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

