

Local Market Update for May 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.

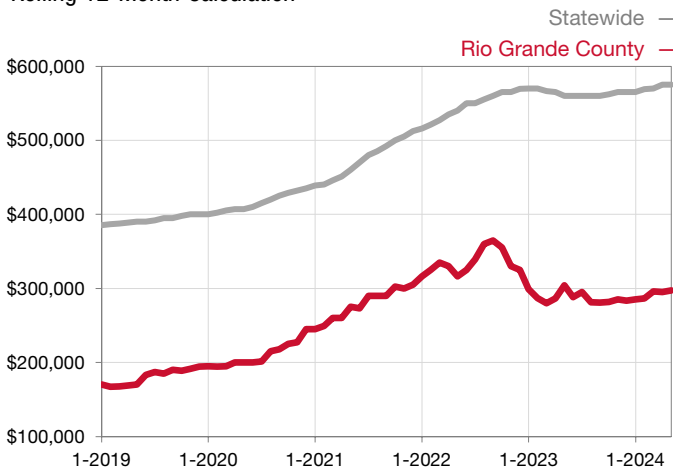
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
New Listings	13	18	+ 38.5%	59	70	+ 18.6%
Sold Listings	11	8	- 27.3%	36	33	- 8.3%
Median Sales Price*	\$462,941	\$506,500	+ 9.4%	\$291,500	\$324,000	+ 11.1%
Average Sales Price*	\$586,246	\$603,795	+ 3.0%	\$459,770	\$383,792	- 16.5%
Percent of List Price Received*	95.7%	95.6%	- 0.1%	94.1%	95.0%	+ 1.0%
Days on Market Until Sale	88	131	+ 48.9%	90	144	+ 60.0%
Inventory of Homes for Sale	45	68	+ 51.1%	--	--	--
Months Supply of Inventory	4.7	9.6	+ 104.3%	--	--	--

* 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	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
New Listings	0	1	--	1	2	+ 100.0%
Sold Listings	0	0	--	1	1	0.0%
Median Sales Price*	\$0	\$0	--	\$269,000	\$560,000	+ 108.2%
Average Sales Price*	\$0	\$0	--	\$269,000	\$560,000	+ 108.2%
Percent of List Price Received*	0.0%	0.0%	--	98.2%	97.4%	- 0.8%
Days on Market Until Sale	0	0	--	54	83	+ 53.7%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.7	2.0	+ 185.7%	--	--	--

* 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

