

# Local Market Update for August 2023

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.

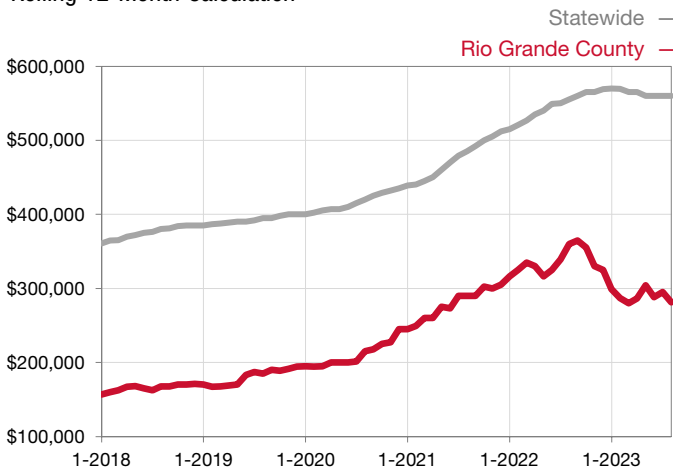
Single Family	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	23	25	+ 8.7%	122	129	+ 5.7%
Sold Listings	17	10	- 41.2%	90	61	- 32.2%
Median Sales Price*	\$500,000	<b>\$227,500</b>	- 54.5%	\$336,500	<b>\$282,000</b>	- 16.2%
Average Sales Price*	\$554,265	<b>\$325,750</b>	- 41.2%	\$455,424	<b>\$403,184</b>	- 11.5%
Percent of List Price Received*	96.8%	<b>92.9%</b>	- 4.0%	97.0%	<b>93.7%</b>	- 3.4%
Days on Market Until Sale	104	71	- 31.7%	100	79	- 21.0%
Inventory of Homes for Sale	50	70	+ 40.0%	--	--	--
Months Supply of Inventory	4.3	8.4	+ 95.3%	--	--	--

\* 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	3	0	- 100.0%	5	2	- 60.0%
Sold Listings	2	0	- 100.0%	3	1	- 66.7%
Median Sales Price*	\$546,500	<b>\$0</b>	- 100.0%	\$533,000	<b>\$269,000</b>	- 49.5%
Average Sales Price*	\$546,500	<b>\$0</b>	- 100.0%	\$521,000	<b>\$269,000</b>	- 48.4%
Percent of List Price Received*	99.8%	<b>0.0%</b>	- 100.0%	100.6%	<b>98.2%</b>	- 2.4%
Days on Market Until Sale	68	0	- 100.0%	72	54	- 25.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--

\* 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

