

Local Market Update for December 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	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Key Metrics						
New Listings	8	7	- 12.5%	152	170	+ 11.8%
Sold Listings	7	4	- 42.9%	129	88	- 31.8%
Median Sales Price*	\$265,000	\$187,500	- 29.2%	\$325,000	\$283,500	- 12.8%
Average Sales Price*	\$306,214	\$208,750	- 31.8%	\$435,056	\$400,916	- 7.8%
Percent of List Price Received*	91.5%	92.8%	+ 1.4%	95.8%	93.8%	- 2.1%
Days on Market Until Sale	90	196	+ 117.8%	96	94	- 2.1%
Inventory of Homes for Sale	37	59	+ 59.5%	--	--	--
Months Supply of Inventory	3.4	8.0	+ 135.3%	--	--	--

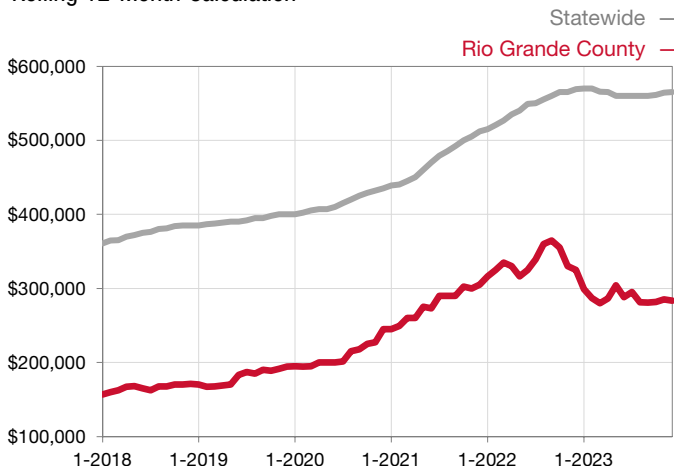
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	9	2	- 77.8%
Sold Listings	2	0	- 100.0%	9	2	- 77.8%
Median Sales Price*	\$270,000	\$0	- 100.0%	\$533,000	\$209,500	- 60.7%
Average Sales Price*	\$270,000	\$0	- 100.0%	\$449,111	\$209,500	- 53.4%
Percent of List Price Received*	94.7%	0.0%	- 100.0%	96.2%	91.0%	- 5.4%
Days on Market Until Sale	33	0	- 100.0%	52	32	- 38.5%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.7	1.0	+ 42.9%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

