

# Local Market Update for September 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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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.

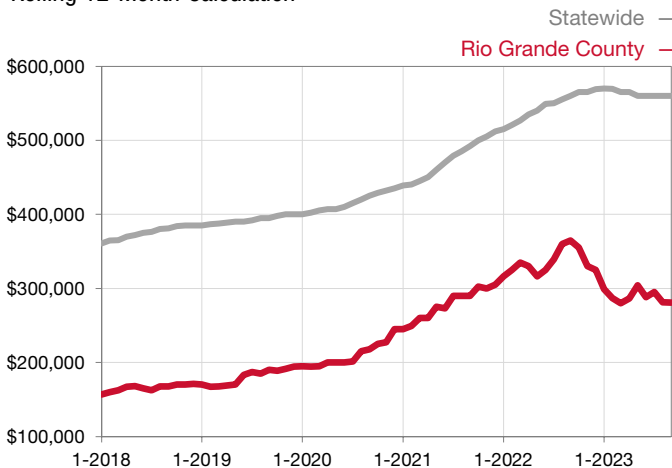
Single Family	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	9	13	+ 44.4%	131	141	+ 7.6%
Sold Listings	13	8	- 38.5%	103	69	- 33.0%
Median Sales Price*	\$395,000	<b>\$287,500</b>	- 27.2%	\$348,000	<b>\$282,000</b>	- 19.0%
Average Sales Price*	\$479,269	<b>\$428,125</b>	- 10.7%	\$458,434	<b>\$406,076</b>	- 11.4%
Percent of List Price Received*	95.5%	<b>93.5%</b>	- 2.1%	96.8%	<b>93.7%</b>	- 3.2%
Days on Market Until Sale	90	93	+ 3.3%	99	81	- 18.2%
Inventory of Homes for Sale	40	69	+ 72.5%	--	--	--
Months Supply of Inventory	3.5	8.7	+ 148.6%	--	--	--

\* 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
<b>Key Metrics</b>						
New Listings	1	0	- 100.0%	6	2	- 66.7%
Sold Listings	1	0	- 100.0%	4	1	- 75.0%
Median Sales Price*	\$284,500	<b>\$0</b>	- 100.0%	\$501,500	<b>\$269,000</b>	- 46.4%
Average Sales Price*	\$284,500	<b>\$0</b>	- 100.0%	\$461,875	<b>\$269,000</b>	- 41.8%
Percent of List Price Received*	91.8%	<b>0.0%</b>	- 100.0%	98.4%	<b>98.2%</b>	- 0.2%
Days on Market Until Sale	36	0	- 100.0%	63	54	- 14.3%
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

