

Local Market Update for May 2018

A Research Tool Provided by the Colorado Association of REALTORS®

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 | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2017 | 2018 | Percent Change from Previous Year | Thru 05-2017 | Thru 05-2018 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 35 | 45 | + 28.6% | 113 | 121 | + 7.1% |
| Sold Listings | 15 | 20 | + 33.3% | 62 | 85 | + 37.1% |
| Median Sales Price* | \$148,000 | \$187,000 | + 26.4% | \$135,000 | \$170,000 | + 25.9% |
| Average Sales Price* | \$159,310 | \$217,447 | + 36.5% | \$145,807 | \$204,136 | + 40.0% |
| Percent of List Price Received* | 95.4% | 94.6% | - 0.8% | 92.1% | 93.8% | + 1.8% |
| Days on Market Until Sale | 210 | 218 | + 3.8% | 199 | 191 | - 4.0% |
| Inventory of Homes for Sale | 194 | 158 | - 18.6% | -- | -- | -- |
| Months Supply of Inventory | 12.6 | 9.2 | - 27.0% | -- | -- | -- |

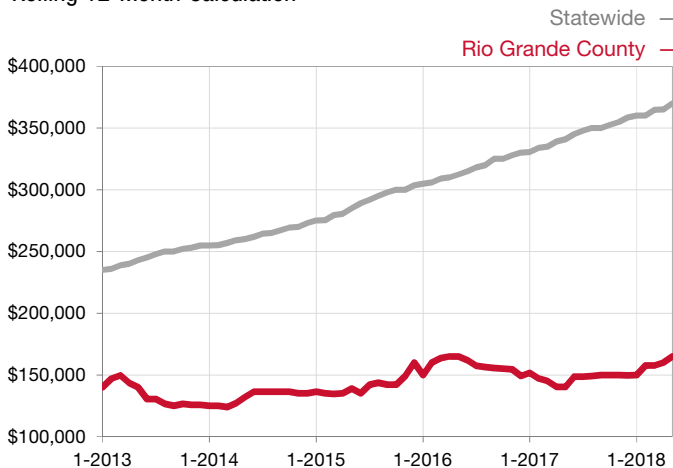
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

| Townhouse-Condo | May | | | Year to Date | | |
|---------------------------------|------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2017 | 2018 | Percent Change from Previous Year | Thru 05-2017 | Thru 05-2018 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 0 | 0 | -- | 1 | 1 | 0.0% |
| Sold Listings | 0 | 1 | -- | 1 | 1 | 0.0% |
| Median Sales Price* | \$0 | \$163,500 | -- | \$265,995 | \$163,500 | - 38.5% |
| Average Sales Price* | \$0 | \$163,500 | -- | \$265,995 | \$163,500 | - 38.5% |
| Percent of List Price Received* | 0.0% | 91.1% | -- | 93.0% | 91.1% | - 2.0% |
| Days on Market Until Sale | 0 | 305 | -- | 295 | 305 | + 3.4% |
| Inventory of Homes for Sale | 5 | 4 | - 20.0% | -- | -- | -- |
| Months Supply of Inventory | 5.0 | 3.0 | - 40.0% | -- | -- | -- |

* 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

