

Local Market Update for July 2018

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.

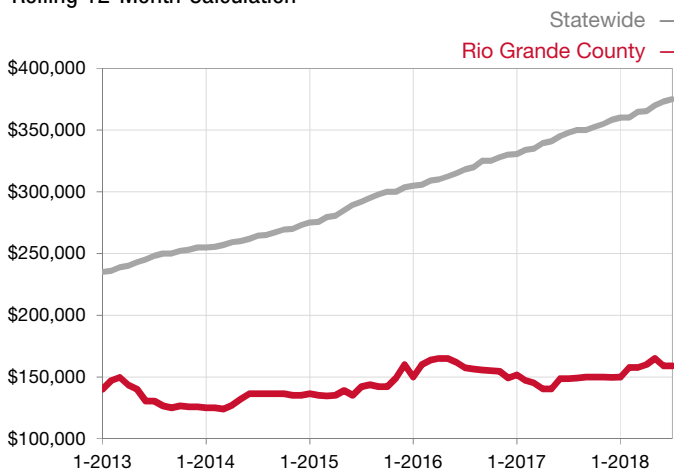
Single Family	July			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 07-2017	Thru 07-2018	Percent Change from Previous Year
Key Metrics						
New Listings	35	18	- 48.6%	194	170	- 12.4%
Sold Listings	19	15	- 21.1%	102	111	+ 8.8%
Median Sales Price*	\$142,000	\$135,000	- 4.9%	\$143,000	\$166,250	+ 16.3%
Average Sales Price*	\$153,811	\$193,727	+ 26.0%	\$165,301	\$196,411	+ 18.8%
Percent of List Price Received*	94.4%	96.1%	+ 1.8%	92.9%	94.2%	+ 1.4%
Days on Market Until Sale	141	136	- 3.5%	202	174	- 13.9%
Inventory of Homes for Sale	204	138	- 32.4%	--	--	--
Months Supply of Inventory	13.0	8.6	- 33.8%	--	--	--

* 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	July			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 07-2017	Thru 07-2018	Percent Change from Previous Year
Key Metrics						
New Listings	2	2	0.0%	4	4	0.0%
Sold Listings	2	0	- 100.0%	3	1	- 66.7%
Median Sales Price*	\$125,000	\$0	- 100.0%	\$185,000	\$163,500	- 11.6%
Average Sales Price*	\$125,000	\$0	- 100.0%	\$171,998	\$163,500	- 4.9%
Percent of List Price Received*	96.3%	0.0%	- 100.0%	95.2%	91.1%	- 4.3%
Days on Market Until Sale	19	0	- 100.0%	111	305	+ 174.8%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	3.3	4.0	+ 21.2%	--	--	--

* 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

