

# Local Market Update for August 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.

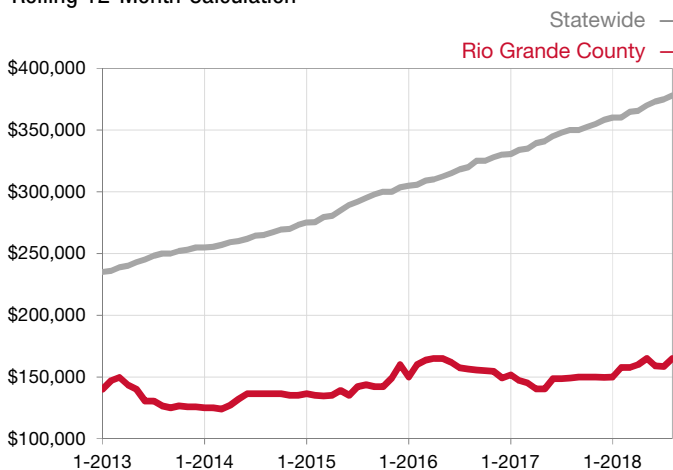
Single Family	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	26	<b>31</b>	+ 19.2%	220	<b>203</b>	- 7.7%
Sold Listings	17	<b>22</b>	+ 29.4%	119	<b>134</b>	+ 12.6%
Median Sales Price*	\$165,000	<b>\$199,750</b>	+ 21.1%	\$145,500	<b>\$169,000</b>	+ 16.2%
Average Sales Price*	\$200,376	<b>\$200,405</b>	+ 0.0%	\$170,354	<b>\$196,196</b>	+ 15.2%
Percent of List Price Received*	92.7%	<b>94.5%</b>	+ 1.9%	92.9%	<b>94.1%</b>	+ 1.3%
Days on Market Until Sale	108	<b>118</b>	+ 9.3%	188	<b>164</b>	- 12.8%
Inventory of Homes for Sale	198	<b>155</b>	- 21.7%	--	--	--
Months Supply of Inventory	12.4	<b>9.4</b>	- 24.2%	--	--	--

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

Townhouse-Condo	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	<b>2</b>	--	4	<b>6</b>	+ 50.0%
Sold Listings	1	<b>0</b>	- 100.0%	4	<b>1</b>	- 75.0%
Median Sales Price*	\$170,000	<b>\$0</b>	- 100.0%	\$177,500	<b>\$163,500</b>	- 7.9%
Average Sales Price*	\$170,000	<b>\$0</b>	- 100.0%	\$171,499	<b>\$163,500</b>	- 4.7%
Percent of List Price Received*	94.7%	<b>0.0%</b>	- 100.0%	95.1%	<b>91.1%</b>	- 4.2%
Days on Market Until Sale	343	<b>0</b>	- 100.0%	169	<b>305</b>	+ 80.5%
Inventory of Homes for Sale	5	<b>6</b>	+ 20.0%	--	--	--
Months Supply of Inventory	3.8	<b>6.0</b>	+ 57.9%	--	--	--

\* 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

