

Local Market Update for October 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.

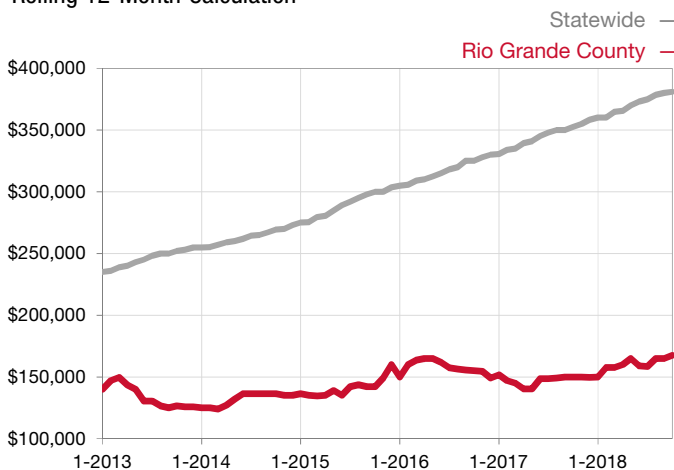
Single Family	October			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
Key Metrics						
New Listings	16	12	- 25.0%	261	231	- 11.5%
Sold Listings	16	14	- 12.5%	153	162	+ 5.9%
Median Sales Price*	\$121,750	\$176,500	+ 45.0%	\$149,250	\$170,000	+ 13.9%
Average Sales Price*	\$146,906	\$288,086	+ 96.1%	\$174,830	\$206,871	+ 18.3%
Percent of List Price Received*	94.0%	91.7%	- 2.4%	93.1%	93.9%	+ 0.9%
Days on Market Until Sale	230	141	- 38.7%	193	159	- 17.6%
Inventory of Homes for Sale	189	143	- 24.3%	--	--	--
Months Supply of Inventory	12.5	8.9	- 28.8%	--	--	--

* 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	October			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
Key Metrics						
New Listings	2	0	- 100.0%	6	6	0.0%
Sold Listings	0	1	--	4	2	- 50.0%
Median Sales Price*	\$0	\$138,000	--	\$177,500	\$150,750	- 15.1%
Average Sales Price*	\$0	\$138,000	--	\$171,499	\$150,750	- 12.1%
Percent of List Price Received*	0.0%	95.2%	--	95.1%	93.1%	- 2.1%
Days on Market Until Sale	0	83	--	169	194	+ 14.8%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	4.5	4.0	- 11.1%	--	--	--

* 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

