

Local Market Update for December 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.

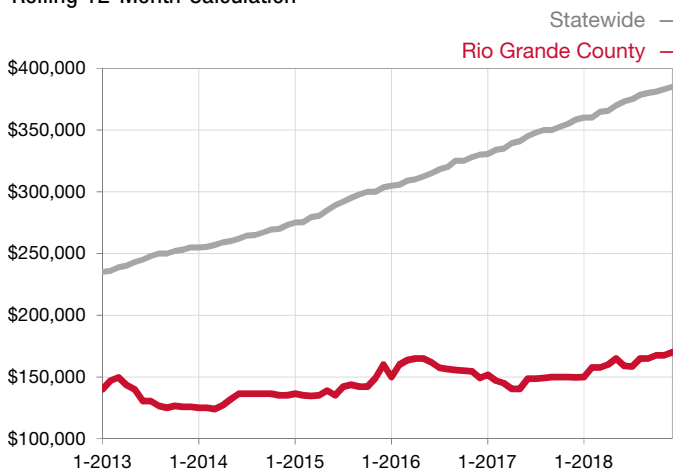
Single Family	December			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
Key Metrics						
New Listings	16	10	- 37.5%	292	251	- 14.0%
Sold Listings	19	9	- 52.6%	183	176	- 3.8%
Median Sales Price*	\$143,000	\$135,000	- 5.6%	\$149,750	\$170,000	+ 13.5%
Average Sales Price*	\$161,039	\$204,111	+ 26.7%	\$176,049	\$206,867	+ 17.5%
Percent of List Price Received*	93.7%	94.5%	+ 0.9%	93.6%	93.9%	+ 0.3%
Days on Market Until Sale	209	202	- 3.3%	190	165	- 13.2%
Inventory of Homes for Sale	161	139	- 13.7%	--	--	--
Months Supply of Inventory	10.6	9.5	- 10.4%	--	--	--

* 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	December			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	6	6	0.0%
Sold Listings	0	0	--	4	2	- 50.0%
Median Sales Price*	\$0	\$0	--	\$177,500	\$150,750	- 15.1%
Average Sales Price*	\$0	\$0	--	\$171,499	\$150,750	- 12.1%
Percent of List Price Received*	0.0%	0.0%	--	95.1%	93.1%	- 2.1%
Days on Market Until Sale	0	0	--	169	194	+ 14.8%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	3.8	4.0	+ 5.3%	--	--	--

* 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

