

Local Market Update for August 2019

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.

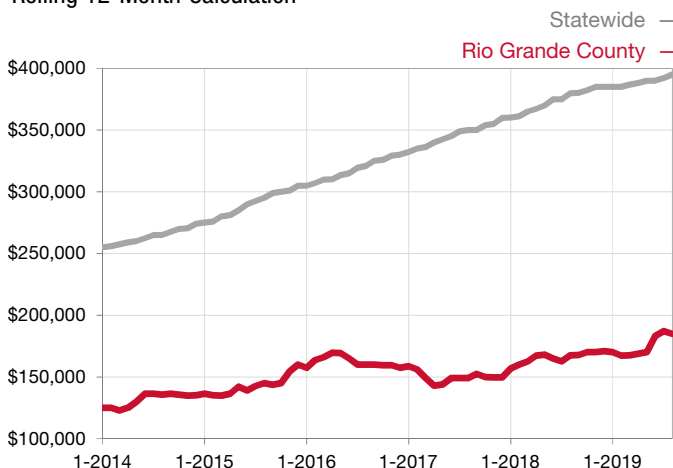
Single Family	August			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
Key Metrics						
New Listings	28	28	0.0%	179	182	+ 1.7%
Sold Listings	20	14	- 30.0%	120	84	- 30.0%
Median Sales Price*	\$216,500	\$167,500	- 22.6%	\$170,000	\$182,500	+ 7.4%
Average Sales Price*	\$207,695	\$187,993	- 9.5%	\$200,708	\$198,801	- 1.0%
Percent of List Price Received*	95.5%	93.7%	- 1.9%	94.4%	95.0%	+ 0.6%
Days on Market Until Sale	126	164	+ 30.2%	168	159	- 5.4%
Inventory of Homes for Sale	135	125	- 7.4%	--	--	--
Months Supply of Inventory	9.1	12.6	+ 38.5%	--	--	--

* 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		
	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
Key Metrics						
New Listings	2	0	- 100.0%	5	5	0.0%
Sold Listings	0	1	--	1	1	0.0%
Median Sales Price*	\$0	\$285,000	--	\$163,500	\$285,000	+ 74.3%
Average Sales Price*	\$0	\$285,000	--	\$163,500	\$285,000	+ 74.3%
Percent of List Price Received*	0.0%	98.3%	--	91.1%	98.3%	+ 7.9%
Days on Market Until Sale	0	43	--	305	43	- 85.9%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	5.0	4.0	- 20.0%	--	--	--

* 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

