

Local Market Update for May 2022

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 | May | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2021 | 2022 | Percent Change from Previous Year | Thru 05-2021 | Thru 05-2022 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 16 | 20 | + 25.0% | 75 | 65 | - 13.3% |
| Sold Listings | 15 | 11 | - 26.7% | 70 | 48 | - 31.4% |
| Median Sales Price* | \$460,000 | \$285,000 | - 38.0% | \$295,000 | \$325,000 | + 10.2% |
| Average Sales Price* | \$526,010 | \$301,705 | - 42.6% | \$371,818 | \$431,082 | + 15.9% |
| Percent of List Price Received* | 98.0% | 99.6% | + 1.6% | 97.3% | 97.7% | + 0.4% |
| Days on Market Until Sale | 158 | 99 | - 37.3% | 137 | 103 | - 24.8% |
| Inventory of Homes for Sale | 46 | 40 | - 13.0% | -- | -- | -- |
| Months Supply of Inventory | 2.8 | 3.3 | + 17.9% | -- | -- | -- |

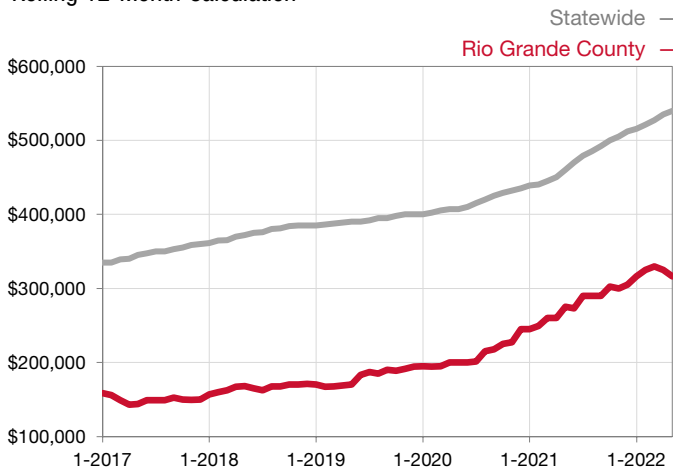
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

| Townhouse/Condo | May | | | Year to Date | | |
|---------------------------------|-----------|-------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2021 | 2022 | Percent Change from Previous Year | Thru 05-2021 | Thru 05-2022 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 0 | 0 | -- | 3 | 0 | - 100.0% |
| Sold Listings | 1 | 0 | - 100.0% | 4 | 1 | - 75.0% |
| Median Sales Price* | \$345,000 | \$0 | - 100.0% | \$350,000 | \$470,000 | + 34.3% |
| Average Sales Price* | \$345,000 | \$0 | - 100.0% | \$328,750 | \$470,000 | + 43.0% |
| Percent of List Price Received* | 88.7% | 0.0% | - 100.0% | 96.2% | 102.2% | + 6.2% |
| Days on Market Until Sale | 47 | 0 | - 100.0% | 96 | 81 | - 15.6% |
| Inventory of Homes for Sale | 0 | 0 | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | 0.0 | -- | -- | -- | -- |

* 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

