

Local Market Update for October 2019

A Research Tool Provided by the Colorado Association of REALTORS®

Custer County

Contact the Royal Gorge Association of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

| Single Family | October | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2018 | 2019 | Percent Change from Previous Year | Thru 10-2018 | Thru 10-2019 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 13 | 20 | + 53.8% | 209 | 258 | + 23.4% |
| Sold Listings | 15 | 17 | + 13.3% | 136 | 136 | 0.0% |
| Median Sales Price* | \$255,000 | \$230,000 | - 9.8% | \$245,000 | \$253,188 | + 3.3% |
| Average Sales Price* | \$331,783 | \$258,188 | - 22.2% | \$290,556 | \$269,204 | - 7.3% |
| Percent of List Price Received* | 93.3% | 90.3% | - 3.2% | 94.7% | 94.0% | - 0.7% |
| Days on Market Until Sale | 256 | 176 | - 31.3% | 170 | 145 | - 14.7% |
| Inventory of Homes for Sale | 152 | 160 | + 5.3% | -- | -- | -- |
| Months Supply of Inventory | 11.2 | 11.9 | + 6.3% | -- | -- | -- |

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

| Townhouse-Condo | October | | | Year to Date | | |
|---------------------------------|---------|-------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2018 | 2019 | Percent Change from Previous Year | Thru 10-2018 | Thru 10-2019 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 0 | 0 | -- | 2 | 2 | 0.0% |
| Sold Listings | 0 | 0 | -- | 5 | 1 | - 80.0% |
| Median Sales Price* | \$0 | \$0 | -- | \$88,000 | \$225,200 | + 155.9% |
| Average Sales Price* | \$0 | \$0 | -- | \$99,900 | \$225,200 | + 125.4% |
| Percent of List Price Received* | 0.0% | 0.0% | -- | 94.9% | 85.0% | - 10.4% |
| Days on Market Until Sale | 0 | 0 | -- | 87 | 147 | + 69.0% |
| Inventory of Homes for Sale | 0 | 1 | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | 1.0 | -- | -- | -- | -- |

* 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

