

Local Market Update for October 2020

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.

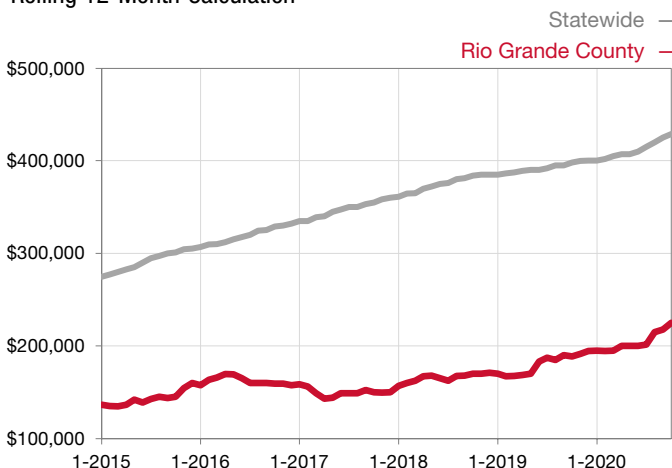
Single Family	October			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Key Metrics						
New Listings	17	17	0.0%	209	186	- 11.0%
Sold Listings	19	26	+ 36.8%	126	138	+ 9.5%
Median Sales Price*	\$183,000	\$226,000	+ 23.5%	\$188,552	\$221,000	+ 17.2%
Average Sales Price*	\$256,942	\$302,904	+ 17.9%	\$232,737	\$286,730	+ 23.2%
Percent of List Price Received*	92.0%	94.5%	+ 2.7%	94.7%	94.7%	0.0%
Days on Market Until Sale	116	123	+ 6.0%	157	156	- 0.6%
Inventory of Homes for Sale	124	64	- 48.4%	--	--	--
Months Supply of Inventory	10.8	4.7	- 56.5%	--	--	--

* 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	October			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Key Metrics						
New Listings	0	1	--	6	5	- 16.7%
Sold Listings	1	1	0.0%	2	4	+ 100.0%
Median Sales Price*	\$360,000	\$350,000	- 2.8%	\$322,500	\$342,500	+ 6.2%
Average Sales Price*	\$360,000	\$350,000	- 2.8%	\$322,500	\$342,250	+ 6.1%
Percent of List Price Received*	96.0%	97.2%	+ 1.3%	97.2%	94.9%	- 2.4%
Days on Market Until Sale	167	38	- 77.2%	105	195	+ 85.7%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	4.0	2.3	- 42.5%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

