

Local Market Update for August 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.

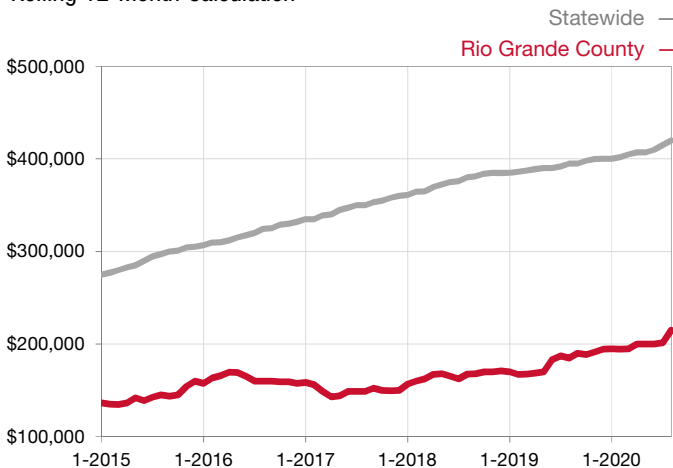
Single Family	August			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Key Metrics						
New Listings	27	27	0.0%	182	144	- 20.9%
Sold Listings	14	18	+ 28.6%	84	97	+ 15.5%
Median Sales Price*	\$167,500	\$258,750	+ 54.5%	\$182,500	\$212,500	+ 16.4%
Average Sales Price*	\$187,993	\$347,756	+ 85.0%	\$198,801	\$270,354	+ 36.0%
Percent of List Price Received*	93.7%	95.6%	+ 2.0%	95.0%	94.8%	- 0.2%
Days on Market Until Sale	164	209	+ 27.4%	159	157	- 1.3%
Inventory of Homes for Sale	137	79	- 42.3%	--	--	--
Months Supply of Inventory	13.8	5.8	- 58.0%	--	--	--

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

Townhouse/Condo	August			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Key Metrics						
New Listings	0	1	--	5	3	- 40.0%
Sold Listings	1	0	- 100.0%	1	3	+ 200.0%
Median Sales Price*	\$285,000	\$0	- 100.0%	\$285,000	\$335,000	+ 17.5%
Average Sales Price*	\$285,000	\$0	- 100.0%	\$285,000	\$339,667	+ 19.2%
Percent of List Price Received*	98.3%	0.0%	- 100.0%	98.3%	94.1%	- 4.3%
Days on Market Until Sale	43	0	- 100.0%	43	247	+ 474.4%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	5.0	1.5	- 70.0%	--	--	--

* 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

