

# Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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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.

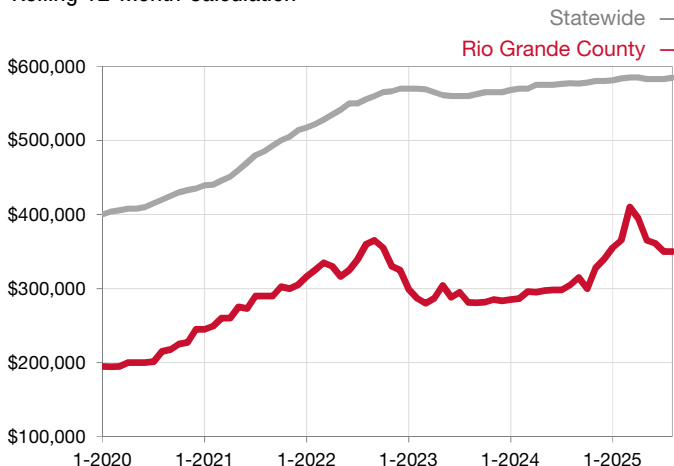
| Single Family                   | August    |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2024      | 2025      | Percent Change from Previous Year | Thru 08-2024 | Thru 08-2025 | Percent Change from Previous Year |
| New Listings                    | 21        | 21        | 0.0%                              | 127          | 166          | + 30.7%                           |
| Sold Listings                   | 12        | 11        | - 8.3%                            | 60           | 72           | + 20.0%                           |
| Median Sales Price*             | \$349,000 | \$560,000 | + 60.5%                           | \$340,000    | \$362,500    | + 6.6%                            |
| Average Sales Price*            | \$420,250 | \$611,886 | + 45.6%                           | \$406,091    | \$469,720    | + 15.7%                           |
| Percent of List Price Received* | 99.4%     | 93.5%     | - 5.9%                            | 94.9%        | 95.3%        | + 0.4%                            |
| Days on Market Until Sale       | 114       | 134       | + 17.5%                           | 123          | 138          | + 12.2%                           |
| Inventory of Homes for Sale     | 79        | 89        | + 12.7%                           | --           | --           | --                                |
| Months Supply of Inventory      | 10.9      | 9.5       | - 12.8%                           | --           | --           | --                                |

\* 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 |              |                                   |
|---------------------------------|--------|------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2024   | 2025 | Percent Change from Previous Year | Thru 08-2024 | Thru 08-2025 | Percent Change from Previous Year |
| New Listings                    | 2      | 2    | 0.0%                              | 4            | 5            | + 25.0%                           |
| Sold Listings                   | 0      | 0    | --                                | 2            | 1            | - 50.0%                           |
| Median Sales Price*             | \$0    | \$0  | --                                | \$431,250    | \$650,000    | + 50.7%                           |
| Average Sales Price*            | \$0    | \$0  | --                                | \$431,250    | \$650,000    | + 50.7%                           |
| Percent of List Price Received* | 0.0%   | 0.0% | --                                | 95.2%        | 96.3%        | + 1.2%                            |
| Days on Market Until Sale       | 0      | 0    | --                                | 65           | 118          | + 81.5%                           |
| Inventory of Homes for Sale     | 1      | 4    | + 300.0%                          | --           | --           | --                                |
| Months Supply of Inventory      | 1.0    | 2.7  | + 170.0%                          | --           | --           | --                                |

\* 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

