

# Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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Your Agent is a REALTOR®

Not all agents  
are the same!



## Custer County

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

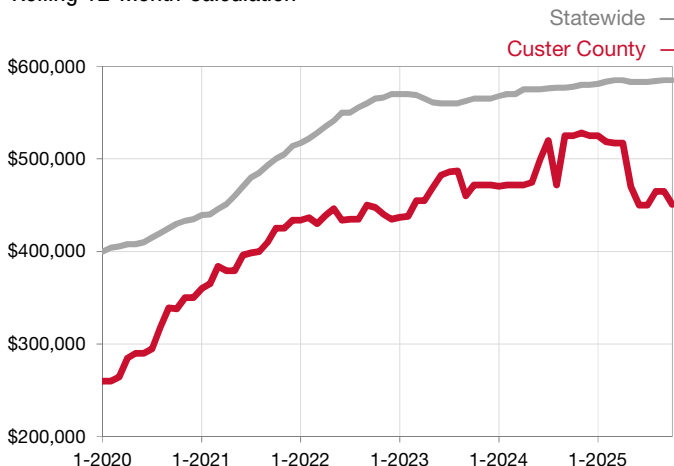
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	18	23	+ 27.8%	185	243	+ 31.4%
Sold Listings	6	9	+ 50.0%	86	64	- 25.6%
Median Sales Price*	\$572,500	\$420,000	- 26.6%	\$562,500	\$474,000	- 15.7%
Average Sales Price*	\$703,333	\$386,889	- 45.0%	\$653,089	\$545,606	- 16.5%
Percent of List Price Received*	95.6%	93.8%	- 1.9%	95.5%	95.4%	- 0.1%
Days on Market Until Sale	80	144	+ 80.0%	114	126	+ 10.5%
Inventory of Homes for Sale	113	148	+ 31.0%	--	--	--
Months Supply of Inventory	13.7	21.1	+ 54.0%	--	--	--

\* 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	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	0	1	--	0	3	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	2	--	--	--	--
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

