

Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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Your Agent is a REALTOR®

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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

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	9	10	+ 11.1%	202	259	+ 28.2%
Sold Listings	9	10	+ 11.1%	106	84	- 20.8%
Median Sales Price*	\$355,000	\$466,000	+ 31.3%	\$525,000	\$474,000	- 9.7%
Average Sales Price*	\$453,100	\$709,800	+ 56.7%	\$608,980	\$564,783	- 7.3%
Percent of List Price Received*	97.2%	92.2%	- 5.1%	95.4%	95.0%	- 0.4%
Days on Market Until Sale	127	133	+ 4.7%	117	135	+ 15.4%
Inventory of Homes for Sale	106	104	- 1.9%	--	--	--
Months Supply of Inventory	12.0	14.9	+ 24.2%	--	--	--

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

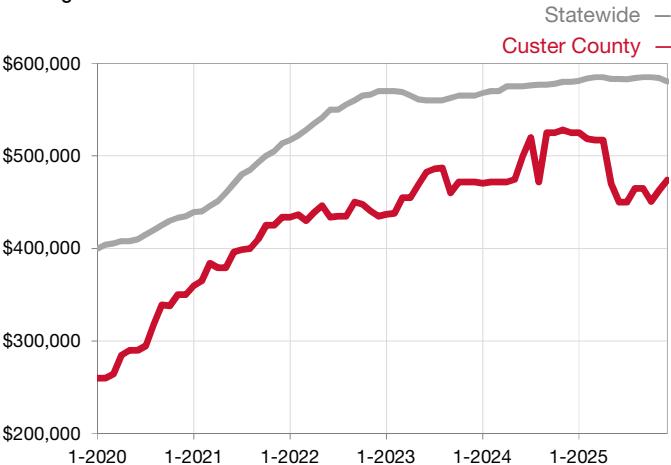
Townhouse/Condo

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	0	0	--	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	--	--	--	--

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Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

