

# Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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## Kit Carson County

### 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	2	4	+ 100.0%	74	81	+ 9.5%
Sold Listings	5	4	- 20.0%	46	63	+ 37.0%
Median Sales Price*	\$263,500	<b>\$187,500</b>	- 28.8%	\$228,000	<b>\$259,600</b>	+ 13.9%
Average Sales Price*	\$304,500	<b>\$218,500</b>	- 28.2%	\$252,368	<b>\$269,591</b>	+ 6.8%
Percent of List Price Received*	97.9%	<b>95.0%</b>	- 3.0%	95.7%	<b>93.0%</b>	- 2.8%
Days on Market Until Sale	102	<b>74</b>	- 27.5%	102	<b>115</b>	+ 12.7%
Inventory of Homes for Sale	31	<b>24</b>	- 22.6%	--	--	--
Months Supply of Inventory	8.1	<b>4.6</b>	- 43.2%	--	--	--

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

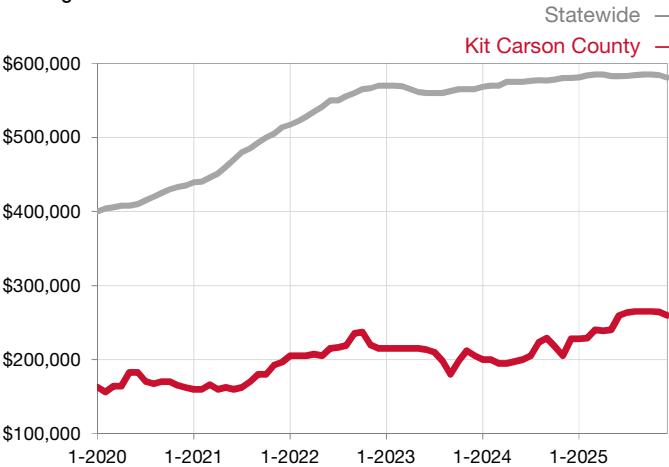
### Townhouse/Condo

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	1	<b>0</b>	- 100.0%	1	<b>0</b>	- 100.0%
Sold Listings	0	<b>0</b>	--	0	<b>1</b>	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$211,000</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$211,000</b>	--
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>95.9%</b>	--
Days on Market Until Sale	0	<b>0</b>	--	0	<b>36</b>	--
Inventory of Homes for Sale	1	<b>0</b>	- 100.0%	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--

\* 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

