

# Local Market Update for December 2025

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

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	7	6	- 14.3%	163	207	+ 27.0%
Sold Listings	6	6	0.0%	100	119	+ 19.0%
Median Sales Price*	\$437,750	\$365,000	- 16.6%	\$340,000	\$350,000	+ 2.9%
Average Sales Price*	\$478,917	\$351,000	- 26.7%	\$422,465	\$431,489	+ 2.1%
Percent of List Price Received*	93.1%	97.2%	+ 4.4%	95.0%	95.6%	+ 0.6%
Days on Market Until Sale	60	124	+ 106.7%	131	129	- 1.5%
Inventory of Homes for Sale	60	72	+ 20.0%	--	--	--
Months Supply of Inventory	7.2	7.3	+ 1.4%	--	--	--

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

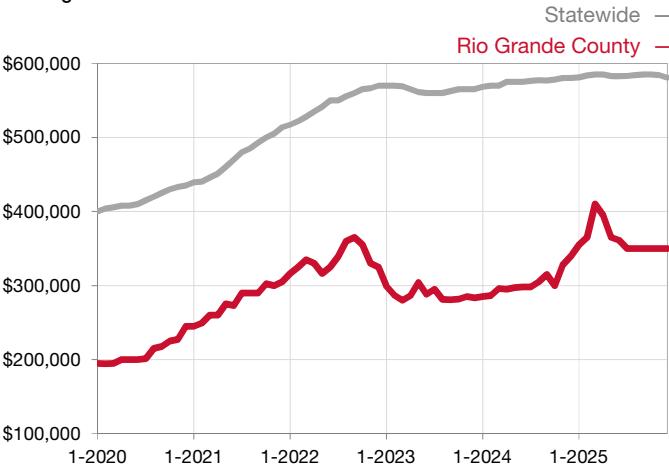
### Townhouse/Condo

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	--	4	5	+ 25.0%
Sold Listings	0	0	--	4	1	- 75.0%
Median Sales Price*	\$0	\$0	--	\$567,500	\$650,000	+ 14.5%
Average Sales Price*	\$0	\$0	--	\$504,375	\$650,000	+ 28.9%
Percent of List Price Received*	0.0%	0.0%	--	96.4%	96.3%	- 0.1%
Days on Market Until Sale	0	0	--	229	118	- 48.5%
Inventory of Homes for Sale	0	4	--	--	--	--
Months Supply of Inventory	0.0	4.0	--	--	--	--

\* 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

