

Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®

**Make Sure
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

Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	13	15	+ 15.4%	13	15	+ 15.4%
Sold Listings	3	7	+ 133.3%	3	7	+ 133.3%
Median Sales Price*	\$517,000	\$465,000	- 10.1%	\$517,000	\$465,000	- 10.1%
Average Sales Price*	\$548,667	\$504,057	- 8.1%	\$548,667	\$504,057	- 8.1%
Percent of List Price Received*	98.1%	92.7%	- 5.5%	98.1%	92.7%	- 5.5%
Days on Market Until Sale	173	139	- 19.7%	173	139	- 19.7%
Inventory of Homes for Sale	110	101	- 8.2%	--	--	--
Months Supply of Inventory	12.6	13.6	+ 7.9%	--	--	--

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

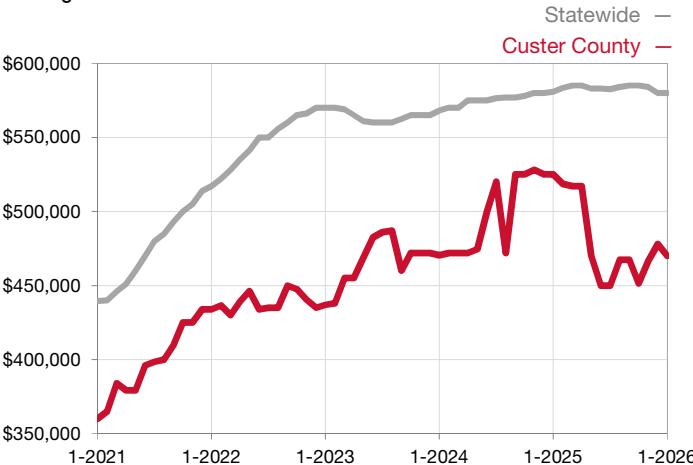
Townhouse/Condo

Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
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	1	--	--	--	--
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

