

Local Market Update for February 2026

A Research Tool Provided by the Colorado Association of REALTORS®

Custer County

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

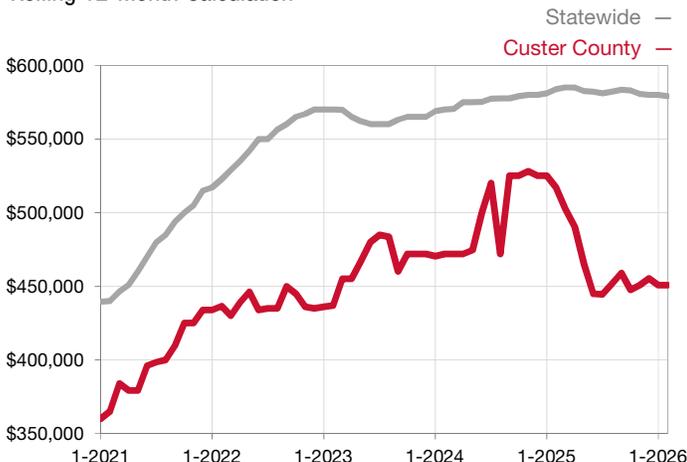
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Key Metrics						
New Listings	20	26	+ 30.0%	39	48	+ 23.1%
Sold Listings	3	11	+ 266.7%	6	20	+ 233.3%
Median Sales Price*	\$395,000	\$420,000	+ 6.3%	\$436,500	\$424,000	- 2.9%
Average Sales Price*	\$397,667	\$528,727	+ 33.0%	\$473,167	\$503,920	+ 6.5%
Percent of List Price Received*	99.9%	96.6%	- 3.3%	99.0%	94.8%	- 4.2%
Days on Market Until Sale	107	97	- 9.3%	140	121	- 13.6%
Inventory of Homes for Sale	125	140	+ 12.0%	--	--	--
Months Supply of Inventory	14.6	13.8	- 5.5%	--	--	--

* 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	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Key Metrics						
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	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

