Local Market Update for September 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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Custer County

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

Single Family

	September			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 09-2025**	**Thru 09-2026**	Percent Change from Previous Year
New Listings	21	**31**	+ 47.6%	287	**280**	- 2.4%
Sold Listings	16	**14**	- 12.5%	69	**107**	+ 55.1%
Median Sales Price*	$592,500	**$442,500**	- 25.3%	$470,000	**$424,000**	- 9.8%
Average Sales Price*	$617,675	**$484,000**	- 21.6%	$534,577	**$458,054**	- 14.3%
Percent of List Price Received*	94.7%	**95.4%**	+ 0.7%	95.2%	**95.5%**	+ 0.3%
Days on Market Until Sale	90	**117**	+ 30.0%	113	**132**	+ 16.8%
Inventory of Homes for Sale	193	**194**	+ 0.5%	--	**--**	--
Months Supply of Inventory	24.4	**15.8**	- 35.2%	--	**--**	--

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

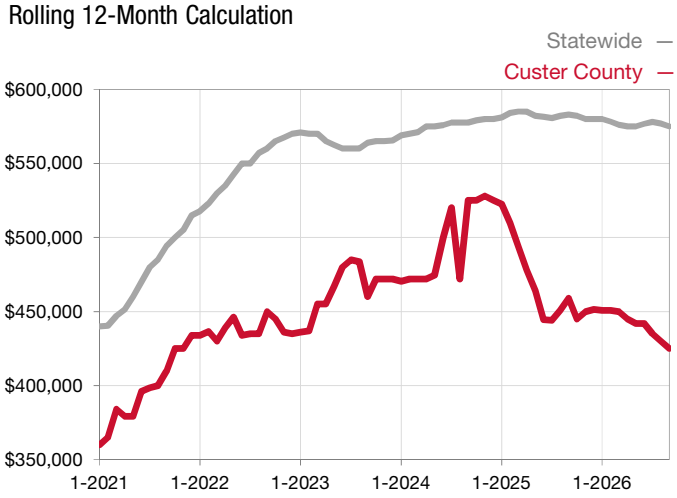
Townhouse/Condo

	September			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 09-2025**	**Thru 09-2026**	Percent Change from Previous Year
New Listings	0	**0**	--	3	**2**	- 33.3%
Sold Listings	0	**1**	--	0	**1**	--
Median Sales Price*	$0	**$217,500**	--	$0	**$217,500**	--
Average Sales Price*	$0	**$217,500**	--	$0	**$217,500**	--
Percent of List Price Received*	0.0%	**97.1%**	--	0.0%	**97.1%**	--
Days on Market Until Sale	0	**102**	--	0	**102**	--
Inventory of Homes for Sale	1	**3**	+ 200.0%	--	**--**	--
Months Supply of Inventory	0.0	**3.0**	--	--	**--**	--

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

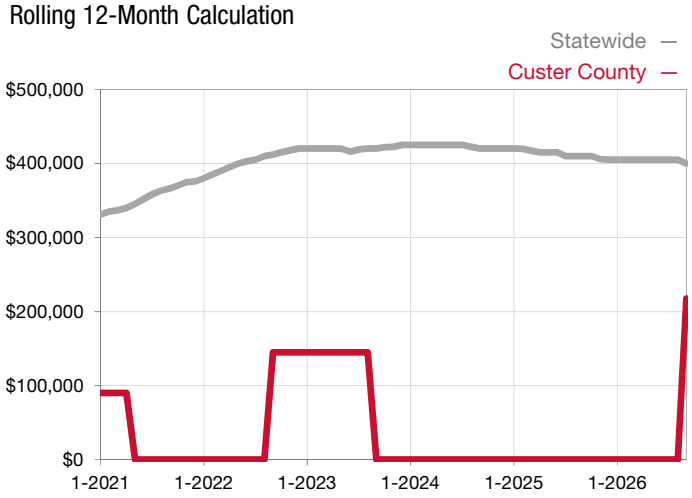
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Current as of October 5, 2026. All data from the multiple listing services in the state of Colorado. Report © 2026 ShowingTime Plus, LLC.