Local Market Update for October 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

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	29	**20**	- 31.0%	316	**300**	- 5.1%
Sold Listings	16	**12**	- 25.0%	85	**119**	+ 40.0%
Median Sales Price*	$422,500	**$487,500**	+ 15.4%	$459,000	**$425,000**	- 7.4%
Average Sales Price*	$389,750	**$540,833**	+ 38.8%	$507,315	**$466,402**	- 8.1%
Percent of List Price Received*	95.6%	**94.5%**	- 1.2%	95.3%	**95.4%**	+ 0.1%
Days on Market Until Sale	120	**141**	+ 17.5%	114	**133**	+ 16.7%
Inventory of Homes for Sale	188	**183**	- 2.7%	--	**--**	--
Months Supply of Inventory	21.5	**15.4**	- 28.4%	--	**--**	--

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

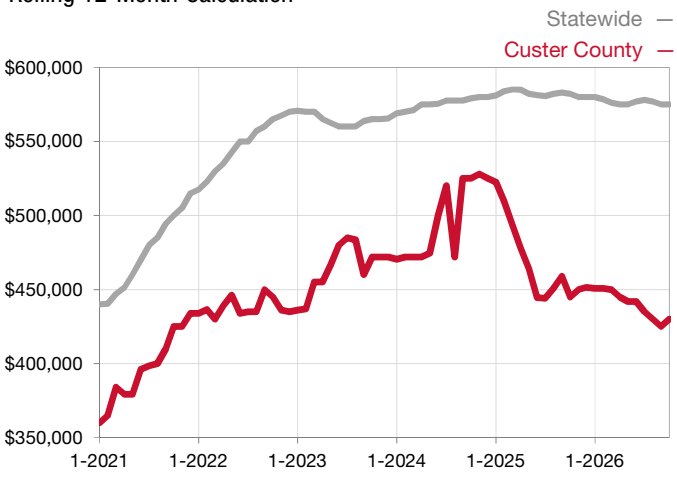
Townhouse/Condo

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	1	**2**	+ 100.0%	4	**4**	0.0%
Sold Listings	0	**0**	--	0	**1**	--
Median Sales Price*	$0	**$0**	--	$0	**$217,500**	--
Average Sales Price*	$0	**$0**	--	$0	**$217,500**	--
Percent of List Price Received*	0.0%	**0.0%**	--	0.0%	**97.1%**	--
Days on Market Until Sale	0	**0**	--	0	**102**	--
Inventory of Homes for Sale	2	**4**	+ 100.0%	--	**--**	--
Months Supply of Inventory	0.0	**4.0**	--	--	**--**	--

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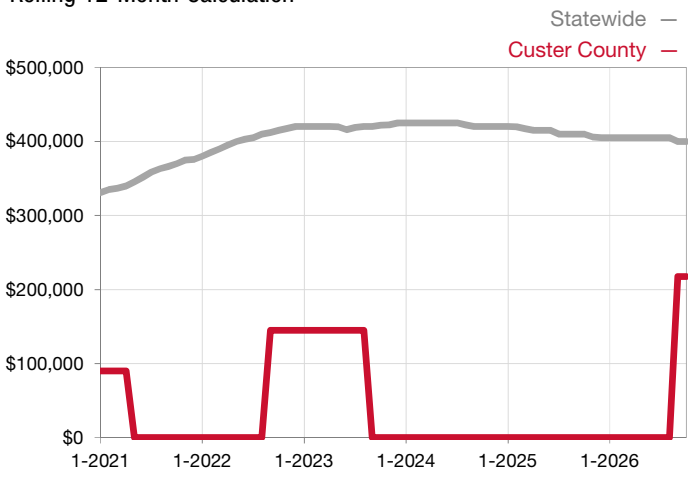
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Current as of November 4, 2026. All data from the multiple listing services in the state of Colorado. Report © 2026 ShowingTime Plus, LLC.