

2023 Year in Review



Fremont County, CO

“Fremont County real estate values increased in 2023 by just a little over 3%, which is keeping up with inflation. This increase is the smallest year-over-year increase in more than five years. However, looking at the bigger picture, the median home price in Fremont County increased nearly 71% in the same five-year period.

“Our average days on the market increased more than 16% and months of inventory available increased from 2.9 months to 3.6 months. On the other hand, listing inventory trended downward 13.6% over 2022 giving consumers less inventory to choose from. The total number of homes sold decreased more than 16% as well.

“It has been a stagnant year. Many homeowners are sitting on the fence not wanting to give up their lower interest rates obtained in the last few years. With interest rates and inflation mellowing a bit we will see more activity in 2024 as the market starts to breathe a bit,” **said Fremont County-area REALTOR® and Spokesperson David Madone.**

Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

Not all agents are the same!



Fremont County

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

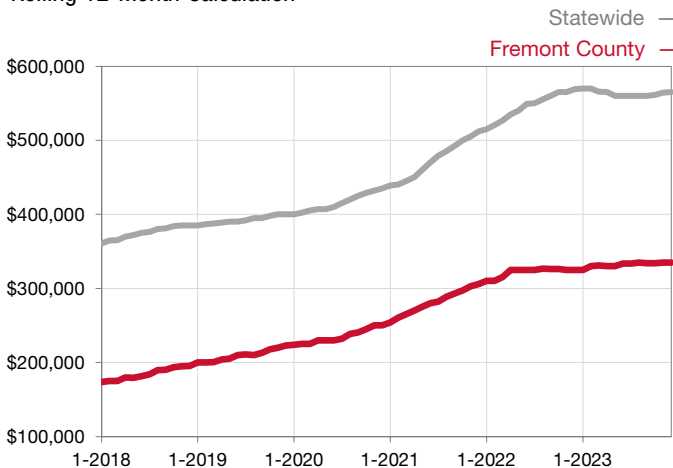
Single Family	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Key Metrics						
New Listings	63	41	- 34.9%	1,283	1,105	- 13.9%
Sold Listings	57	46	- 19.3%	942	778	- 17.4%
Median Sales Price*	\$325,000	\$329,750	+ 1.5%	\$325,000	\$335,000	+ 3.1%
Average Sales Price*	\$357,711	\$378,274	+ 5.7%	\$355,477	\$370,261	+ 4.2%
Percent of List Price Received*	96.4%	97.4%	+ 1.0%	98.3%	97.6%	- 0.7%
Days on Market Until Sale	86	86	0.0%	67	78	+ 16.4%
Inventory of Homes for Sale	266	234	- 12.0%	--	--	--
Months Supply of Inventory	3.4	3.6	+ 5.9%	--	--	--

* 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	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Key Metrics						
New Listings	0	2	--	29	25	- 13.8%
Sold Listings	1	1	0.0%	25	18	- 28.0%
Median Sales Price*	\$315,200	\$405,000	+ 28.5%	\$260,000	\$272,500	+ 4.8%
Average Sales Price*	\$315,200	\$405,000	+ 28.5%	\$259,163	\$279,709	+ 7.9%
Percent of List Price Received*	100.1%	98.8%	- 1.3%	99.9%	98.2%	- 1.7%
Days on Market Until Sale	29	34	+ 17.2%	47	58	+ 23.4%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	1.9	3.5	+ 84.2%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

