

Local Market Update for September 2025

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure
Your Agent is a REALTOR®

Not all agents
are the same!



Archuleta County

Contact the Pagosa Springs Area Association of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

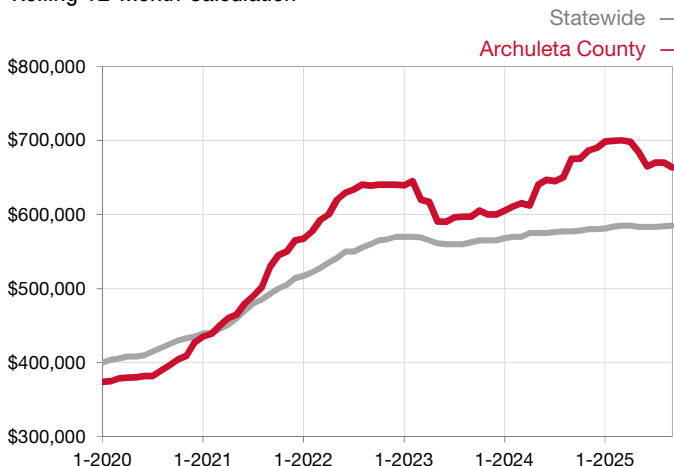
Single Family	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
New Listings	32	42	+ 31.3%	406	447	+ 10.1%
Sold Listings	40	37	- 7.5%	216	216	0.0%
Median Sales Price*	\$766,225	\$644,500	- 15.9%	\$694,014	\$650,000	- 6.3%
Average Sales Price*	\$1,056,337	\$873,233	- 17.3%	\$882,301	\$835,719	- 5.3%
Percent of List Price Received*	96.5%	96.1%	- 0.4%	96.7%	96.5%	- 0.2%
Days on Market Until Sale	117	124	+ 6.0%	128	120	- 6.3%
Inventory of Homes for Sale	178	235	+ 32.0%	--	--	--
Months Supply of Inventory	7.3	9.7	+ 32.9%	--	--	--

* 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	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
New Listings	7	15	+ 114.3%	94	103	+ 9.6%
Sold Listings	10	9	- 10.0%	52	54	+ 3.8%
Median Sales Price*	\$489,950	\$395,000	- 19.4%	\$382,000	\$367,500	- 3.8%
Average Sales Price*	\$455,390	\$440,778	- 3.2%	\$413,158	\$397,021	- 3.9%
Percent of List Price Received*	97.7%	97.6%	- 0.1%	97.3%	96.8%	- 0.5%
Days on Market Until Sale	96	127	+ 32.3%	108	136	+ 25.9%
Inventory of Homes for Sale	46	43	- 6.5%	--	--	--
Months Supply of Inventory	8.9	7.4	- 16.9%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

