

Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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Your Agent is a REALTOR®

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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.

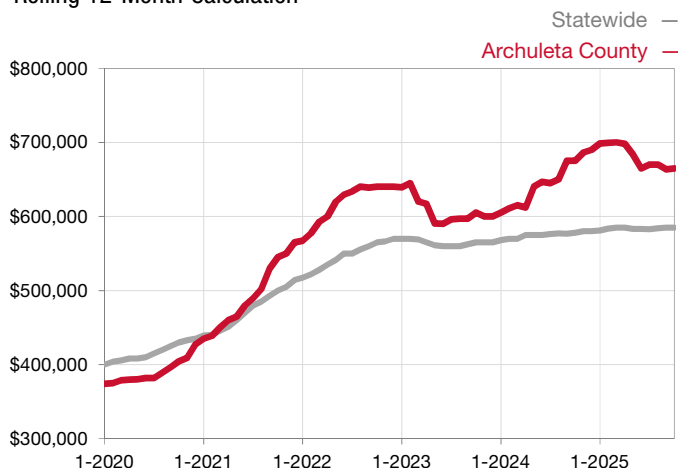
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	26	23	- 11.5%	432	471	+ 9.0%
Sold Listings	45	26	- 42.2%	261	242	- 7.3%
Median Sales Price*	\$670,000	\$690,000	+ 3.0%	\$690,000	\$655,000	- 5.1%
Average Sales Price*	\$912,436	\$741,962	- 18.7%	\$887,497	\$825,646	- 7.0%
Percent of List Price Received*	97.5%	96.5%	- 1.0%	96.8%	96.5%	- 0.3%
Days on Market Until Sale	112	141	+ 25.9%	125	122	- 2.4%
Inventory of Homes for Sale	163	211	+ 29.4%	--	--	--
Months Supply of Inventory	6.6	9.3	+ 40.9%	--	--	--

* 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	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	7	4	- 42.9%	101	107	+ 5.9%
Sold Listings	6	7	+ 16.7%	58	61	+ 5.2%
Median Sales Price*	\$442,500	\$431,000	- 2.6%	\$387,000	\$370,000	- 4.4%
Average Sales Price*	\$463,100	\$418,057	- 9.7%	\$418,325	\$399,435	- 4.5%
Percent of List Price Received*	98.3%	98.7%	+ 0.4%	97.4%	97.0%	- 0.4%
Days on Market Until Sale	102	119	+ 16.7%	107	134	+ 25.2%
Inventory of Homes for Sale	41	44	+ 7.3%	--	--	--
Months Supply of Inventory	7.8	7.4	- 5.1%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

