

Local Market Update for December 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

| Key Metrics | December | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| | 2024 | 2025 | Percent Change from Previous Year | Thru 12-2024 | Thru 12-2025 | Percent Change from Previous Year |
| New Listings | 34 | 17 | - 50.0% | 496 | 509 | + 2.6% |
| Sold Listings | 14 | 26 | + 85.7% | 292 | 292 | 0.0% |
| Median Sales Price* | \$689,950 | \$615,000 | - 10.9% | \$690,000 | \$650,000 | - 5.8% |
| Average Sales Price* | \$780,329 | \$836,635 | + 7.2% | \$874,854 | \$815,678 | - 6.8% |
| Percent of List Price Received* | 96.5% | 95.6% | - 0.9% | 96.6% | 96.3% | - 0.3% |
| Days on Market Until Sale | 151 | 149 | - 1.3% | 127 | 128 | + 0.8% |
| Inventory of Homes for Sale | 145 | 160 | + 10.3% | -- | -- | -- |
| Months Supply of Inventory | 6.0 | 6.6 | + 10.0% | -- | -- | -- |

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

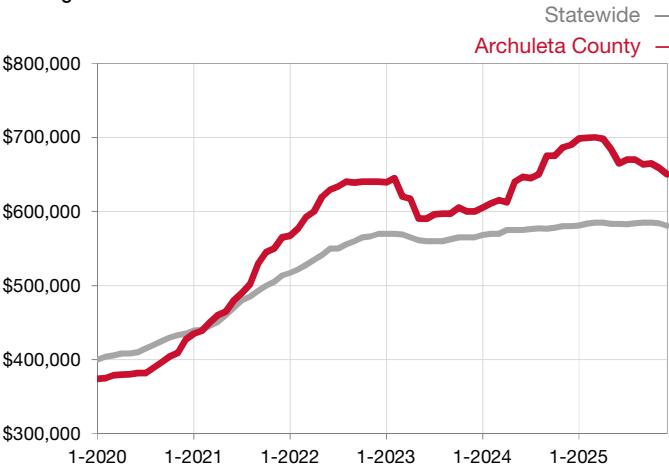
Townhouse/Condo

| Key Metrics | December | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| | 2024 | 2025 | Percent Change from Previous Year | Thru 12-2024 | Thru 12-2025 | Percent Change from Previous Year |
| New Listings | 10 | 5 | - 50.0% | 117 | 129 | + 10.3% |
| Sold Listings | 7 | 4 | - 42.9% | 68 | 77 | + 13.2% |
| Median Sales Price* | \$335,000 | \$287,000 | - 14.3% | \$383,750 | \$315,000 | - 17.9% |
| Average Sales Price* | \$363,486 | \$278,500 | - 23.4% | \$414,296 | \$367,591 | - 11.3% |
| Percent of List Price Received* | 97.5% | 97.3% | - 0.2% | 97.4% | 97.5% | + 0.1% |
| Days on Market Until Sale | 131 | 170 | + 29.8% | 112 | 145 | + 29.5% |
| Inventory of Homes for Sale | 34 | 38 | + 11.8% | -- | -- | -- |
| Months Supply of Inventory | 6.0 | 5.9 | - 1.7% | -- | -- | -- |

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Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

