

Local Market Update for December 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.

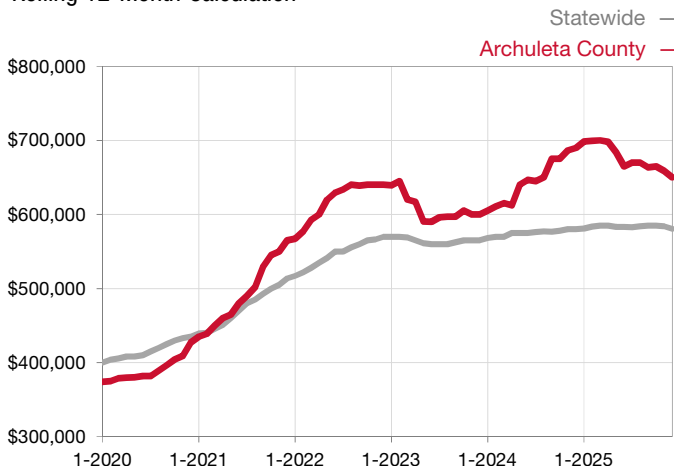
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	34	17	- 50.0%	496	509	+ 2.6%
Sold Listings	14	26	+ 85.7%	292	292	0.0%
Median Sales Price*	\$689,950	\$615,000	- 10.9%	\$690,000	\$650,000	- 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	December			Year to Date		
Key Metrics	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%	--	--	--

* 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

