

# 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!



## Saguache County

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

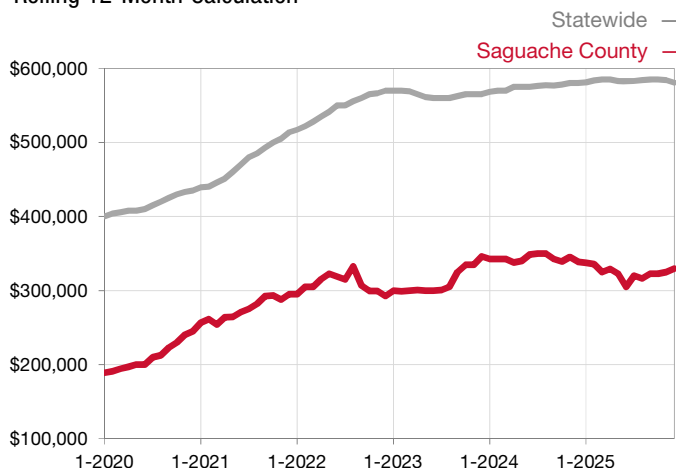
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	7	2	- 71.4%	167	166	- 0.6%
Sold Listings	9	6	- 33.3%	77	78	+ 1.3%
Median Sales Price*	\$275,000	<b>\$385,000</b>	+ 40.0%	\$338,500	<b>\$329,450</b>	- 2.7%
Average Sales Price*	\$281,089	<b>\$390,167</b>	+ 38.8%	\$411,728	<b>\$346,656</b>	- 15.8%
Percent of List Price Received*	94.0%	<b>98.5%</b>	+ 4.8%	94.0%	<b>96.4%</b>	+ 2.6%
Days on Market Until Sale	116	<b>212</b>	+ 82.8%	125	<b>112</b>	- 10.4%
Inventory of Homes for Sale	73	<b>63</b>	- 13.7%	--	--	--
Months Supply of Inventory	11.4	<b>9.7</b>	- 14.9%	--	--	--

\* 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		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	0	0	--	0	3	--
Sold Listings	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$360,000	<b>\$0</b>	- 100.0%
Average Sales Price*	\$0	<b>\$0</b>	--	\$360,000	<b>\$0</b>	- 100.0%
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	95.0%	<b>0.0%</b>	- 100.0%
Days on Market Until Sale	0	0	--	97	0	- 100.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--

\* 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

