

Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	19	25	+ 31.6%	19	25	+ 31.6%
Sold Listings	10	15	+ 50.0%	10	15	+ 50.0%
Median Sales Price*	\$576,950	\$706,500	+ 22.5%	\$576,950	\$706,500	+ 22.5%
Average Sales Price*	\$665,690	\$704,561	+ 5.8%	\$665,690	\$704,561	+ 5.8%
Percent of List Price Received*	93.7%	95.3%	+ 1.7%	93.7%	95.3%	+ 1.7%
Days on Market Until Sale	138	139	+ 0.7%	138	139	+ 0.7%
Inventory of Homes for Sale	115	116	+ 0.9%	--	--	--
Months Supply of Inventory	4.9	4.7	- 4.1%	--	--	--

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

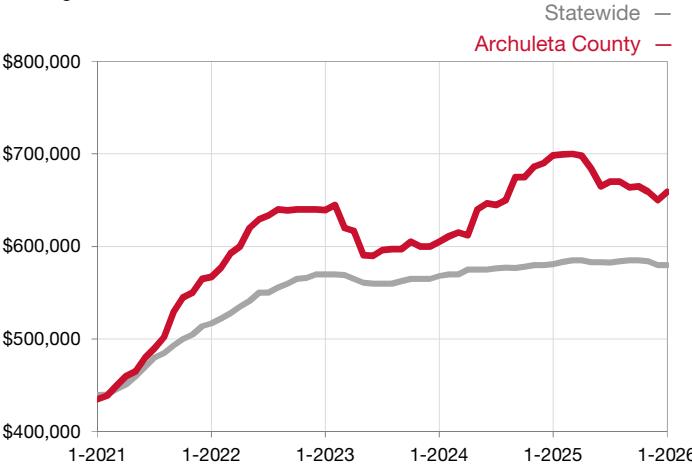
Townhouse/Condo

Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	5	9	+ 80.0%	5	9	+ 80.0%
Sold Listings	4	4	0.0%	4	4	0.0%
Median Sales Price*	\$380,000	\$527,450	+ 38.8%	\$380,000	\$527,450	+ 38.8%
Average Sales Price*	\$383,750	\$450,850	+ 17.5%	\$383,750	\$450,850	+ 17.5%
Percent of List Price Received*	92.4%	97.1%	+ 5.1%	92.4%	97.1%	+ 5.1%
Days on Market Until Sale	143	79	- 44.8%	143	79	- 44.8%
Inventory of Homes for Sale	29	37	+ 27.6%	--	--	--
Months Supply of Inventory	5.0	5.8	+ 16.0%	--	--	--

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

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

