

Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®

**Make Sure
Your Agent is a REALTOR®**

Not all agents
are the same!



Rio Grande County

Contact the REALTORS® of Central Colorado or 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	10	11	+ 10.0%	10	11	+ 10.0%
Sold Listings	9	9	0.0%	9	9	0.0%
Median Sales Price*	\$485,000	\$300,000	- 38.1%	\$485,000	\$300,000	- 38.1%
Average Sales Price*	\$585,000	\$446,333	- 23.7%	\$585,000	\$446,333	- 23.7%
Percent of List Price Received*	96.4%	94.8%	- 1.7%	96.4%	94.8%	- 1.7%
Days on Market Until Sale	133	171	+ 28.6%	133	171	+ 28.6%
Inventory of Homes for Sale	62	65	+ 4.8%	--	--	--
Months Supply of Inventory	7.2	6.6	- 8.3%	--	--	--

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

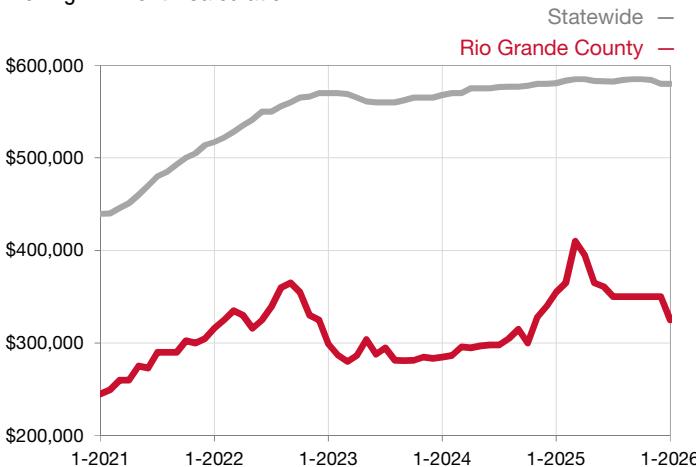
Townhouse/Condo

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	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	4	--	--	--	--
Months Supply of Inventory	0.0	4.0	--	--	--	--

* 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

