

Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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

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	24	9	- 62.5%	24	9	- 62.5%
Sold Listings	5	7	+ 40.0%	5	7	+ 40.0%
Median Sales Price*	\$316,000	\$290,000	- 8.2%	\$316,000	\$290,000	- 8.2%
Average Sales Price*	\$371,000	\$322,714	- 13.0%	\$371,000	\$322,714	- 13.0%
Percent of List Price Received*	94.2%	95.3%	+ 1.2%	94.2%	95.3%	+ 1.2%
Days on Market Until Sale	144	152	+ 5.6%	144	152	+ 5.6%
Inventory of Homes for Sale	77	61	- 20.8%	--	--	--
Months Supply of Inventory	12.2	9.2	- 24.6%	--	--	--

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

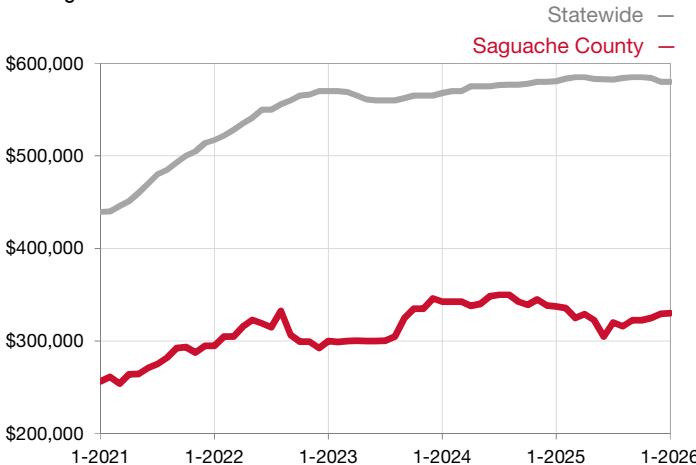
Townhouse/Condo

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	1	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

* 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

