

Local Market Update for February 2026

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

Not all agents 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.

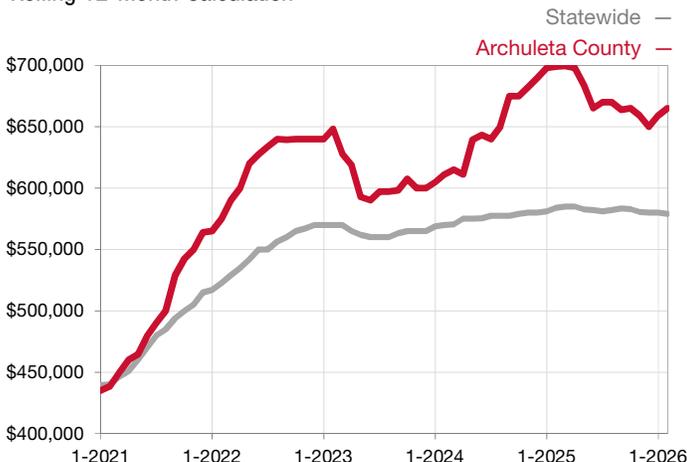
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Key Metrics						
New Listings	34	47	+ 38.2%	53	72	+ 35.8%
Sold Listings	20	14	- 30.0%	30	29	- 3.3%
Median Sales Price*	\$675,000	\$733,950	+ 8.7%	\$644,000	\$715,000	+ 11.0%
Average Sales Price*	\$984,225	\$736,135	- 25.2%	\$878,046	\$719,804	- 18.0%
Percent of List Price Received*	97.2%	93.6%	- 3.7%	96.1%	94.5%	- 1.7%
Days on Market Until Sale	110	123	+ 11.8%	119	131	+ 10.1%
Inventory of Homes for Sale	123	140	+ 13.8%	--	--	--
Months Supply of Inventory	5.1	5.8	+ 13.7%	--	--	--

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

Townhouse/Condo	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Key Metrics						
New Listings	10	5	- 50.0%	15	14	- 6.7%
Sold Listings	4	1	- 75.0%	8	5	- 37.5%
Median Sales Price*	\$363,600	\$662,500	+ 82.2%	\$380,000	\$535,000	+ 40.8%
Average Sales Price*	\$376,800	\$662,500	+ 75.8%	\$380,275	\$493,180	+ 29.7%
Percent of List Price Received*	95.1%	87.3%	- 8.2%	93.7%	95.1%	+ 1.5%
Days on Market Until Sale	252	55	- 78.2%	197	74	- 62.4%
Inventory of Homes for Sale	35	36	+ 2.9%	--	--	--
Months Supply of Inventory	6.0	5.8	- 3.3%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

