

# Local Market Update for February 2026

A Research Tool Provided by the Colorado Association of REALTORS®

## 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.

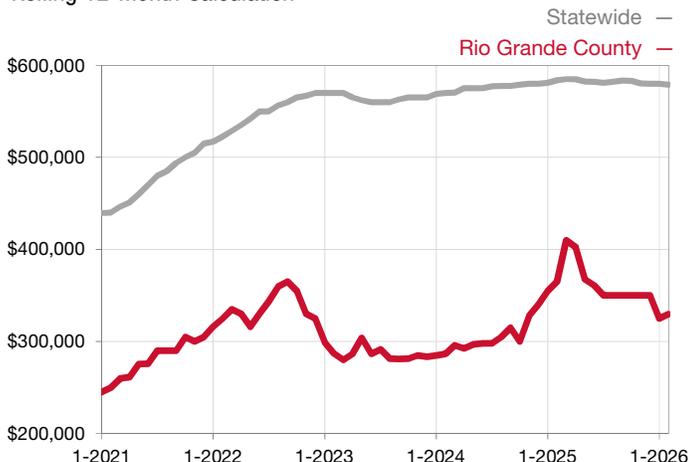
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	11	10	- 9.1%	21	21	0.0%
Sold Listings	3	10	+ 233.3%	12	19	+ 58.3%
Median Sales Price*	\$190,000	<b>\$375,000</b>	+ 97.4%	\$480,000	<b>\$335,000</b>	- 30.2%
Average Sales Price*	\$320,000	<b>\$372,700</b>	+ 16.5%	\$518,750	<b>\$407,579</b>	- 21.4%
Percent of List Price Received*	93.1%	<b>97.1%</b>	+ 4.3%	95.6%	<b>96.0%</b>	+ 0.4%
Days on Market Until Sale	123	131	+ 6.5%	130	150	+ 15.4%
Inventory of Homes for Sale	62	63	+ 1.6%	--	--	--
Months Supply of Inventory	7.2	6.0	- 16.7%	--	--	--

\* 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
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
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

