

Local Market Update for March 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.

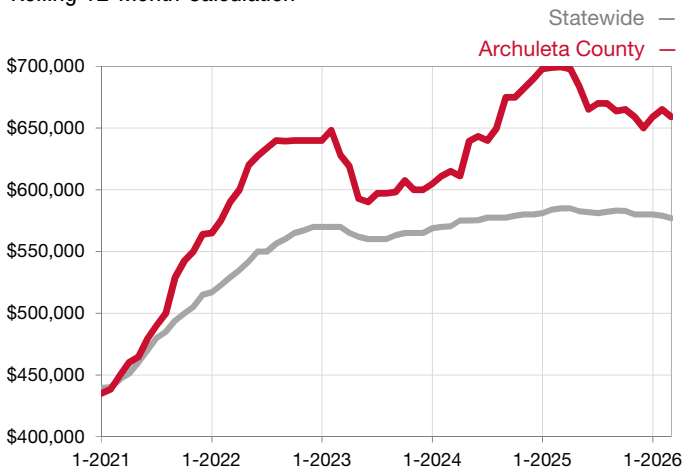
Single Family	March			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 03-2025	Thru 03-2026	Percent Change from Previous Year
Key Metrics						
New Listings	50	66	+ 32.0%	103	138	+ 34.0%
Sold Listings	21	24	+ 14.3%	51	53	+ 3.9%
Median Sales Price*	\$749,000	\$666,000	- 11.1%	\$680,000	\$706,500	+ 3.9%
Average Sales Price*	\$865,727	\$765,372	- 11.6%	\$872,974	\$740,438	- 15.2%
Percent of List Price Received*	96.8%	95.7%	- 1.1%	96.4%	95.0%	- 1.5%
Days on Market Until Sale	160	161	+ 0.6%	135	145	+ 7.4%
Inventory of Homes for Sale	139	163	+ 17.3%	--	--	--
Months Supply of Inventory	5.6	6.7	+ 19.6%	--	--	--

* 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	March			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 03-2025	Thru 03-2026	Percent Change from Previous Year
Key Metrics						
New Listings	20	12	- 40.0%	35	26	- 25.7%
Sold Listings	7	3	- 57.1%	15	8	- 46.7%
Median Sales Price*	\$385,000	\$349,000	- 9.4%	\$385,000	\$509,900	+ 32.4%
Average Sales Price*	\$355,290	\$376,300	+ 5.9%	\$368,615	\$449,350	+ 21.9%
Percent of List Price Received*	98.7%	98.9%	+ 0.2%	96.1%	96.6%	+ 0.5%
Days on Market Until Sale	87	107	+ 23.0%	146	87	- 40.4%
Inventory of Homes for Sale	40	40	0.0%	--	--	--
Months Supply of Inventory	6.5	6.9	+ 6.2%	--	--	--

* 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

