

Local Market Update for April 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.

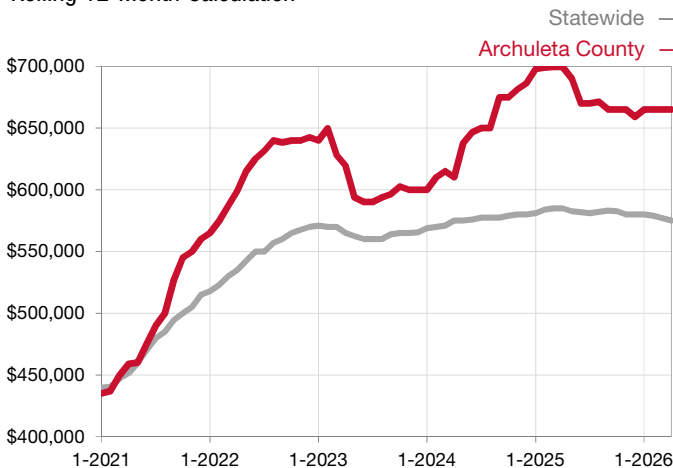
Single Family	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Key Metrics						
New Listings	51	76	+ 49.0%	150	213	+ 42.0%
Sold Listings	19	20	+ 5.3%	67	69	+ 3.0%
Median Sales Price*	\$649,000	\$612,500	- 5.6%	\$665,000	\$706,500	+ 6.2%
Average Sales Price*	\$788,837	\$842,303	+ 6.8%	\$857,068	\$776,109	- 9.4%
Percent of List Price Received*	96.2%	97.1%	+ 0.9%	96.5%	95.3%	- 1.2%
Days on Market Until Sale	137	138	+ 0.7%	138	148	+ 7.2%
Inventory of Homes for Sale	167	210	+ 25.7%	--	--	--
Months Supply of Inventory	7.0	9.3	+ 32.9%	--	--	--

* 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	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Key Metrics						
New Listings	8	7	- 12.5%	43	33	- 23.3%
Sold Listings	5	2	- 60.0%	19	9	- 52.6%
Median Sales Price*	\$312,500	\$442,450	+ 41.6%	\$350,000	\$499,900	+ 42.8%
Average Sales Price*	\$338,900	\$442,450	+ 30.6%	\$363,091	\$436,800	+ 20.3%
Percent of List Price Received*	97.4%	96.2%	- 1.2%	96.2%	96.1%	- 0.1%
Days on Market Until Sale	94	174	+ 85.1%	138	110	- 20.3%
Inventory of Homes for Sale	39	39	0.0%	--	--	--
Months Supply of Inventory	6.9	8.3	+ 20.3%	--	--	--

* 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

