

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!



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.

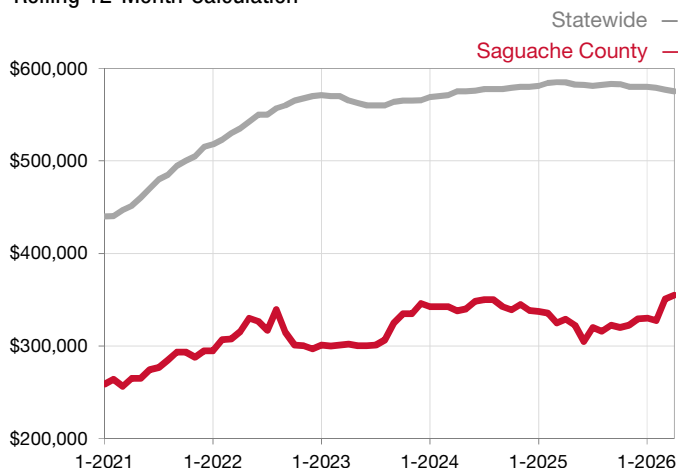
Single Family	April			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
New Listings	14	28	+ 100.0%	62	62	0.0%
Sold Listings	3	6	+ 100.0%	24	20	- 16.7%
Median Sales Price*	\$429,500	\$450,000	+ 4.8%	\$292,000	\$366,500	+ 25.5%
Average Sales Price*	\$384,500	\$511,000	+ 32.9%	\$307,077	\$348,750	+ 13.6%
Percent of List Price Received*	99.6%	96.6%	- 3.0%	95.5%	96.0%	+ 0.5%
Days on Market Until Sale	107	65	- 39.3%	115	114	- 0.9%
Inventory of Homes for Sale	82	87	+ 6.1%	--	--	--
Months Supply of Inventory	12.1	14.1	+ 16.5%	--	--	--

* 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		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
New Listings	0	0	--	1	0	- 100.0%
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	1	0	- 100.0%	--	--	--
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

