

Local Market Update for June 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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Your Agent is a REALTOR®

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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.

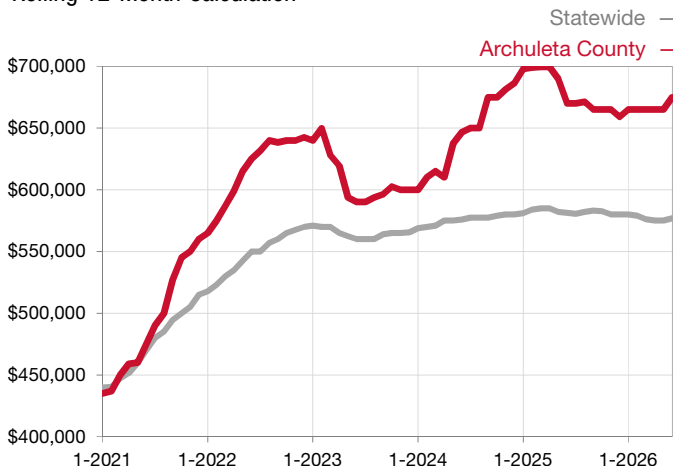
Single Family	June			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 06-2026	Percent Change from Previous Year
New Listings	67	57	- 14.9%	293	328	+ 11.9%
Sold Listings	23	30	+ 30.4%	109	126	+ 15.6%
Median Sales Price*	\$555,000	\$637,500	+ 14.9%	\$645,000	\$691,000	+ 7.1%
Average Sales Price*	\$794,587	\$781,162	- 1.7%	\$849,671	\$804,273	- 5.3%
Percent of List Price Received*	96.0%	97.1%	+ 1.1%	96.4%	96.1%	- 0.3%
Days on Market Until Sale	115	128	+ 11.3%	129	129	0.0%
Inventory of Homes for Sale	237	248	+ 4.6%	--	--	--
Months Supply of Inventory	10.3	10.4	+ 1.0%	--	--	--

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

Townhouse/Condo	June			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 06-2026	Percent Change from Previous Year
New Listings	8	14	+ 75.0%	63	58	- 7.9%
Sold Listings	3	5	+ 66.7%	28	18	- 35.7%
Median Sales Price*	\$240,000	\$526,000	+ 119.2%	\$321,000	\$395,000	+ 23.1%
Average Sales Price*	\$367,333	\$470,700	+ 28.1%	\$368,362	\$418,150	+ 13.5%
Percent of List Price Received*	97.0%	100.9%	+ 4.0%	96.9%	97.7%	+ 0.8%
Days on Market Until Sale	309	117	- 62.1%	156	132	- 15.4%
Inventory of Homes for Sale	45	48	+ 6.7%	--	--	--
Months Supply of Inventory	8.3	10.2	+ 22.9%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

