# Local Market Update for September 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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# 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

| | September | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | Percent Change from Previous Year | **Thru 09-2025** | **Thru 09-2026** | Percent Change from Previous Year |
| New Listings | 42 | **28** | - 33.3% | 434 | **461** | + 6.2% |
| Sold Listings | 36 | **33** | - 8.3% | 197 | **220** | + 11.7% |
| Median Sales Price* | $634,750 | **$750,000** | + 18.2% | $660,000 | **$688,000** | + 4.2% |
| Average Sales Price* | $869,711 | **$869,601** | - 0.0% | $855,826 | **$822,757** | - 3.9% |
| Percent of List Price Received* | 96.0% | **97.0%** | + 1.0% | 96.4% | **96.3%** | - 0.1% |
| Days on Market Until Sale | 128 | **130** | + 1.6% | 126 | **130** | + 3.2% |
| Inventory of Homes for Sale | 243 | **237** | - 2.5% | -- | **--** | -- |
| Months Supply of Inventory | 10.9 | **9.7** | - 11.0% | -- | **--** | -- |

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

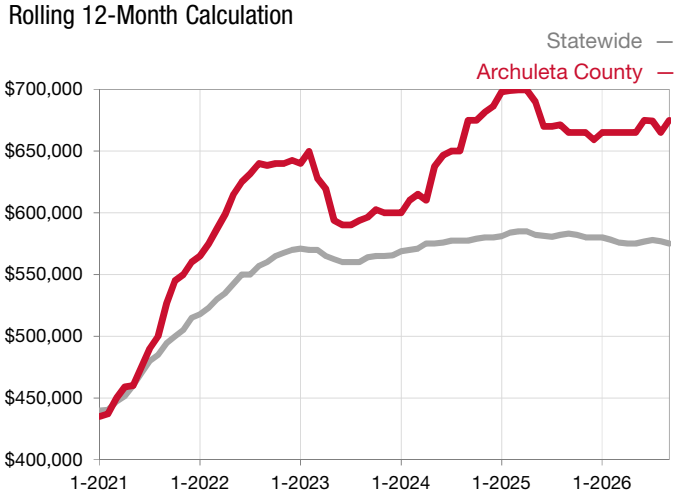
## Townhouse/Condo

| | September | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | Percent Change from Previous Year | **Thru 09-2025** | **Thru 09-2026** | Percent Change from Previous Year |
| New Listings | 14 | **11** | - 21.4% | 100 | **81** | - 19.0% |
| Sold Listings | 8 | **1** | - 87.5% | 51 | **27** | - 47.1% |
| Median Sales Price* | $355,000 | **$305,000** | - 14.1% | $365,000 | **$360,000** | - 1.4% |
| Average Sales Price* | $414,375 | **$305,000** | - 26.4% | $389,669 | **$410,063** | + 5.2% |
| Percent of List Price Received* | 97.3% | **96.8%** | - 0.5% | 96.6% | **97.4%** | + 0.8% |
| Days on Market Until Sale | 138 | **171** | + 23.9% | 144 | **143** | - 0.7% |
| Inventory of Homes for Sale | 44 | **44** | 0.0% | -- | **--** | -- |
| Months Supply of Inventory | 7.9 | **12.7** | + 60.8% | -- | **--** | -- |

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

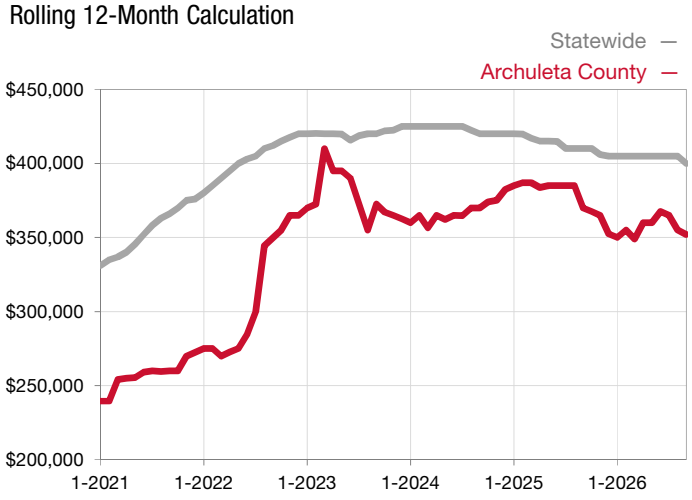
### Median Sales Price – Single Family

Rolling 12-Month Calculation




### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation




Current as of October 5, 2026. All data from the multiple listing services in the state of Colorado. Report © 2026 ShowingTime Plus, LLC.