Local Market Update for September 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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Rio Grande County

Contact the REALTORS® of Central Colorado or 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	18	**14**	- 22.2%	183	**174**	- 4.9%
Sold Listings	18	**10**	- 44.4%	89	**102**	+ 14.6%
Median Sales Price*	$312,500	**$465,000**	+ 48.8%	$350,000	**$352,500**	+ 0.7%
Average Sales Price*	$427,066	**$607,900**	+ 42.3%	$464,180	**$465,859**	+ 0.4%
Percent of List Price Received*	95.8%	**92.4%**	- 3.5%	95.4%	**95.0%**	- 0.4%
Days on Market Until Sale	78	**68**	- 12.8%	129	**126**	- 2.3%
Inventory of Homes for Sale	100	**83**	- 17.0%	--	**--**	--
Months Supply of Inventory	10.1	**7.6**	- 24.8%	--	**--**	--

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

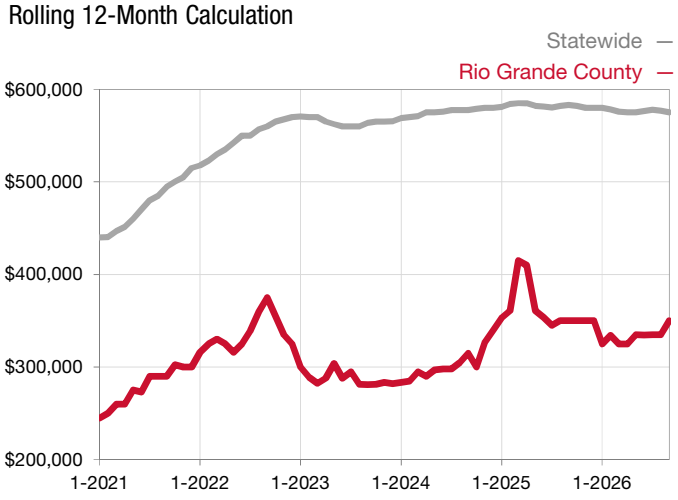
Townhouse/Condo

	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	0	**0**	--	5	**3**	- 40.0%
Sold Listings	0	**2**	--	1	**2**	+ 100.0%
Median Sales Price*	$0	**$670,824**	--	$650,000	**$670,824**	+ 3.2%
Average Sales Price*	$0	**$670,824**	--	$650,000	**$670,824**	+ 3.2%
Percent of List Price Received*	0.0%	**99.0%**	--	96.3%	**99.0%**	+ 2.8%
Days on Market Until Sale	0	**259**	--	118	**259**	+ 119.5%
Inventory of Homes for Sale	4	**2**	- 50.0%	--	**--**	--
Months Supply of Inventory	4.0	**1.0**	- 75.0%	--	**--**	--

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

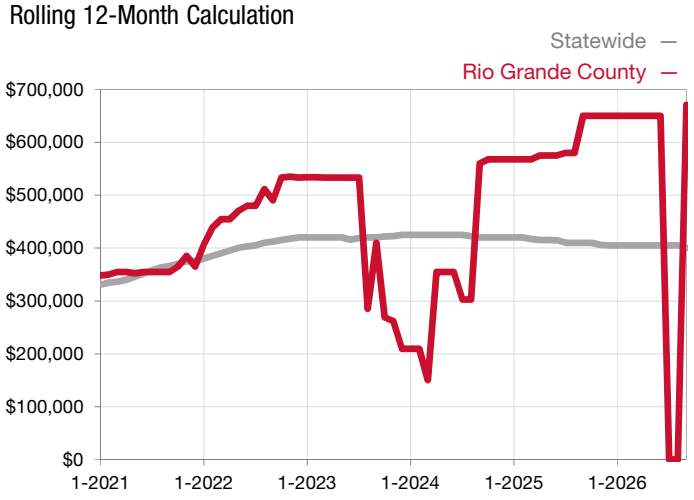
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



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