Local Market Update for September 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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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

	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	9	**16**	+ 77.8%	148	**144**	- 2.7%
Sold Listings	6	**2**	- 66.7%	57	**54**	- 5.3%
Median Sales Price*	$340,450	**$352,500**	+ 3.5%	$316,000	**$356,500**	+ 12.8%
Average Sales Price*	$377,817	**$352,500**	- 6.7%	$338,390	**$360,056**	+ 6.4%
Percent of List Price Received*	102.3%	**92.2%**	- 9.9%	96.3%	**95.7%**	- 0.6%
Days on Market Until Sale	188	**170**	- 9.6%	103	**121**	+ 17.5%
Inventory of Homes for Sale	95	**96**	+ 1.1%	--	**--**	--
Months Supply of Inventory	15.0	**15.4**	+ 2.7%	--	**--**	--

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

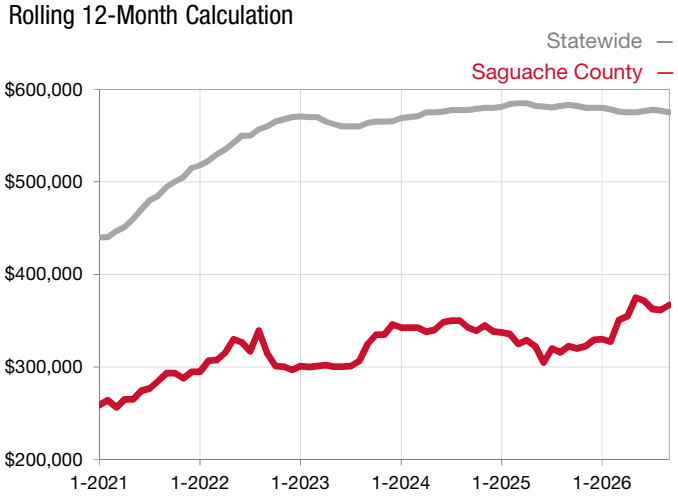
Townhouse/Condo

	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**	--	3	**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	2	**0**	- 100.0%	--	**--**	--
Months Supply of Inventory	0.0	**0.0**	--	--	**--**	--

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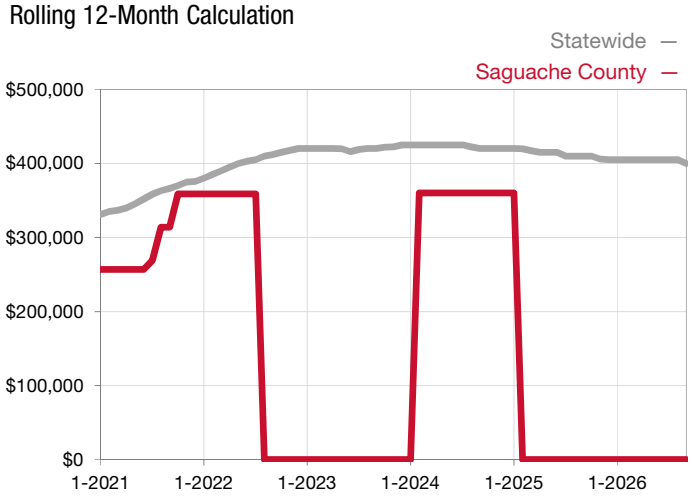
Median Sales Price – Single Family

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.