Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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Alamosa 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

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	13	**10**	- 23.1%	157	**122**	- 22.3%
Sold Listings	5	**12**	+ 140.0%	78	**82**	+ 5.1%
Median Sales Price*	$310,000	**$267,500**	- 13.7%	$315,000	**$289,000**	- 8.3%
Average Sales Price*	$295,000	**$290,792**	- 1.4%	$331,146	**$305,683**	- 7.7%
Percent of List Price Received*	97.4%	**94.1%**	- 3.4%	97.3%	**94.8%**	- 2.6%
Days on Market Until Sale	67	**119**	+ 77.6%	91	**125**	+ 37.4%
Inventory of Homes for Sale	78	**46**	- 41.0%	--	**--**	--
Months Supply of Inventory	10.3	**5.7**	- 44.7%	--	**--**	--

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

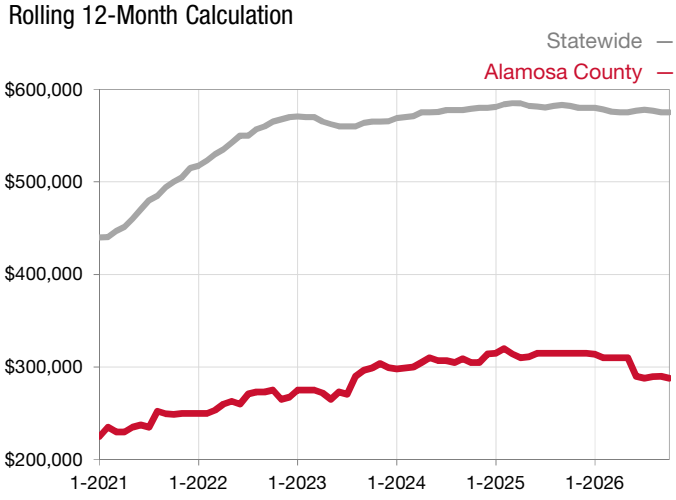
Townhouse/Condo

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	0	**0**	--	3	**5**	+ 66.7%
Sold Listings	1	**0**	- 100.0%	2	**4**	+ 100.0%
Median Sales Price*	$358,000	**$0**	- 100.0%	$406,500	**$370,000**	- 9.0%
Average Sales Price*	$358,000	**$0**	- 100.0%	$406,500	**$385,513**	- 5.2%
Percent of List Price Received*	100.8%	**0.0%**	- 100.0%	99.3%	**97.5%**	- 1.8%
Days on Market Until Sale	68	**0**	- 100.0%	49	**98**	+ 100.0%
Inventory of Homes for Sale	1	**2**	+ 100.0%	--	**--**	--
Months Supply of Inventory	1.0	**2.0**	+ 100.0%	--	**--**	--

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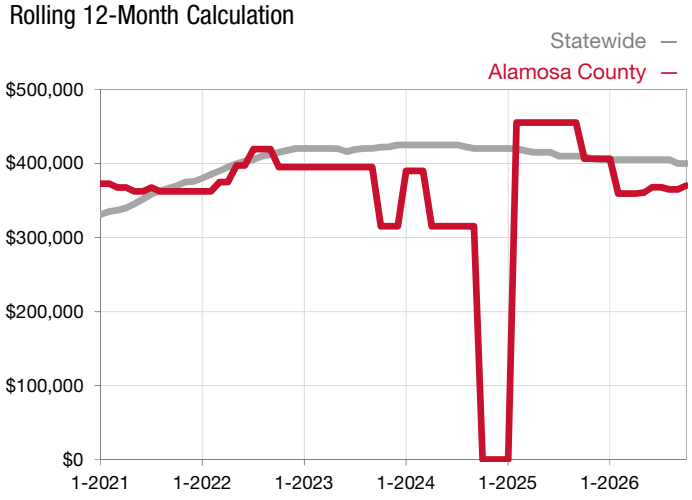
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Current as of November 4, 2026. All data from the multiple listing services in the state of Colorado. Report © 2026 ShowingTime Plus, LLC.