Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

Not all agents 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

	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	23	**33**	+ 43.5%	457	**494**	+ 8.1%
Sold Listings	24	**25**	+ 4.2%	221	**245**	+ 10.9%
Median Sales Price*	$690,000	**$743,400**	+ 7.7%	$665,000	**$689,000**	+ 3.6%
Average Sales Price*	$758,167	**$794,156**	+ 4.7%	$845,220	**$819,839**	- 3.0%
Percent of List Price Received*	96.3%	**96.6%**	+ 0.3%	96.4%	**96.3%**	- 0.1%
Days on Market Until Sale	149	**127**	- 14.8%	129	**130**	+ 0.8%
Inventory of Homes for Sale	216	**233**	+ 7.9%	--	**--**	--
Months Supply of Inventory	10.4	**9.5**	- 8.7%	--	**--**	--

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

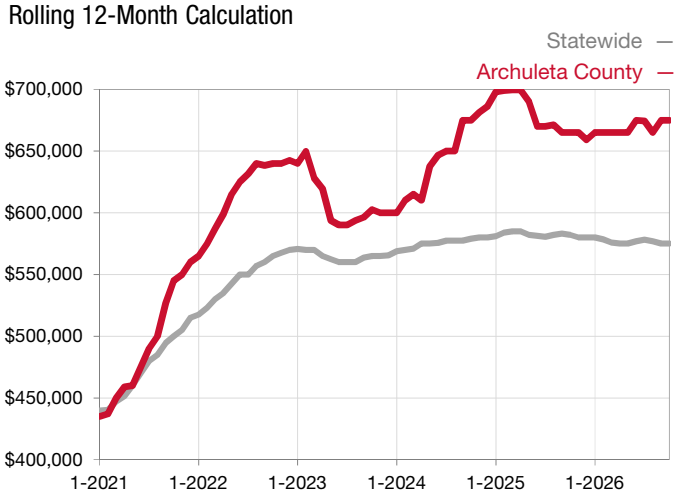
Townhouse/Condo

	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	4	**4**	0.0%	104	**85**	- 18.3%
Sold Listings	7	**9**	+ 28.6%	58	**36**	- 37.9%
Median Sales Price*	$431,000	**$389,000**	- 9.7%	$367,500	**$362,500**	- 1.4%
Average Sales Price*	$418,057	**$385,100**	- 7.9%	$393,095	**$403,822**	+ 2.7%
Percent of List Price Received*	98.7%	**96.9%**	- 1.8%	96.8%	**97.3%**	+ 0.5%
Days on Market Until Sale	119	**192**	+ 61.3%	141	**155**	+ 9.9%
Inventory of Homes for Sale	43	**38**	- 11.6%	--	**--**	--
Months Supply of Inventory	7.6	**10.5**	+ 38.2%	--	**--**	--

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

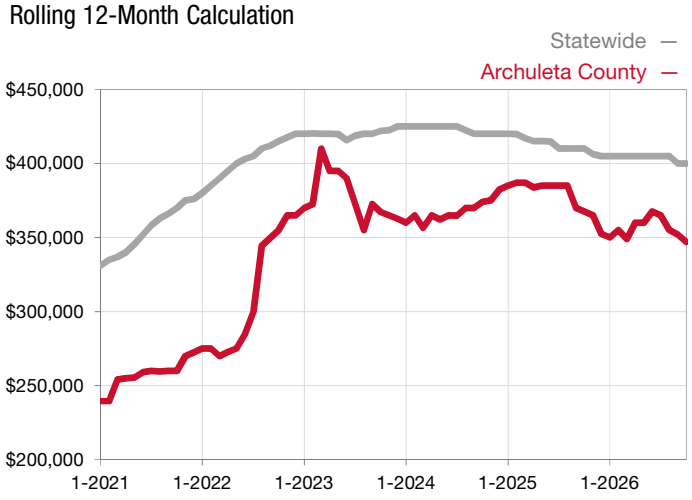
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



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