Local Market Update for October 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

	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	11	**15**	+ 36.4%	159	**159**	0.0%
Sold Listings	9	**10**	+ 11.1%	66	**64**	- 3.0%
Median Sales Price*	$375,000	**$258,500**	- 31.1%	$320,500	**$345,000**	+ 7.6%
Average Sales Price*	$340,491	**$480,947**	+ 41.3%	$338,677	**$378,945**	+ 11.9%
Percent of List Price Received*	97.5%	**88.7%**	- 9.0%	96.5%	**94.7%**	- 1.9%
Days on Market Until Sale	75	**169**	+ 125.3%	99	**129**	+ 30.3%
Inventory of Homes for Sale	91	**100**	+ 9.9%	--	**--**	--
Months Supply of Inventory	13.5	**15.8**	+ 17.0%	--	**--**	--

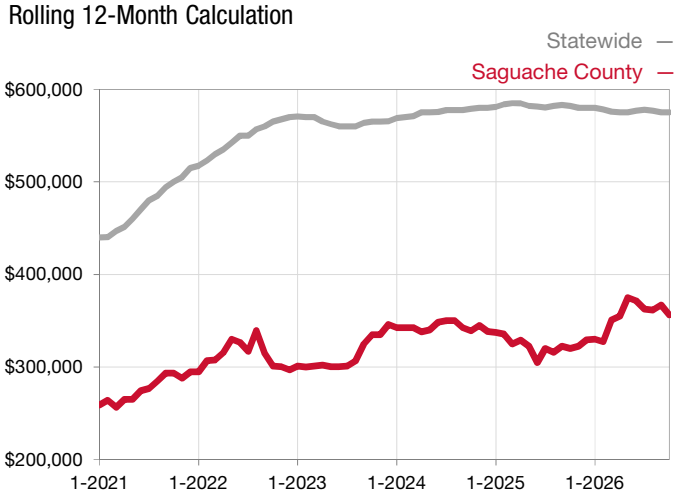
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo

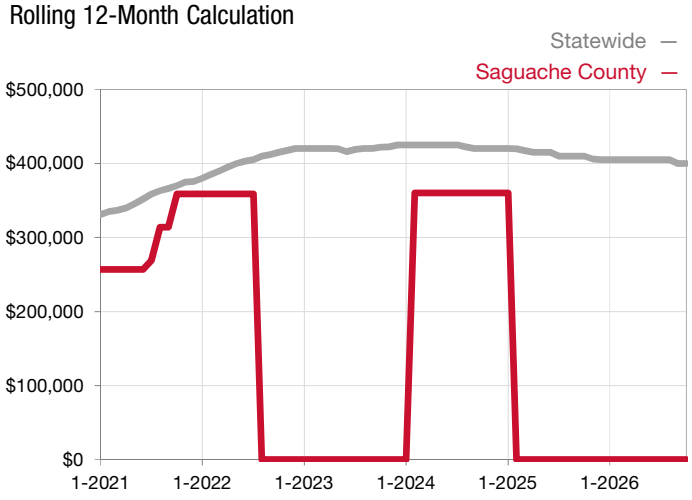
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	0	**0**	--	3	**0**	- 100.0%
Sold Listings	0	**0**	--	0	**0**	--
Median Sales Price*	$0	**$0**	--	$0	**$0**	--
Average Sales Price*	$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**	--	--	**--**	--

* 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.