

Local Market Update for April 2026

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

Not all agents are the same!



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.

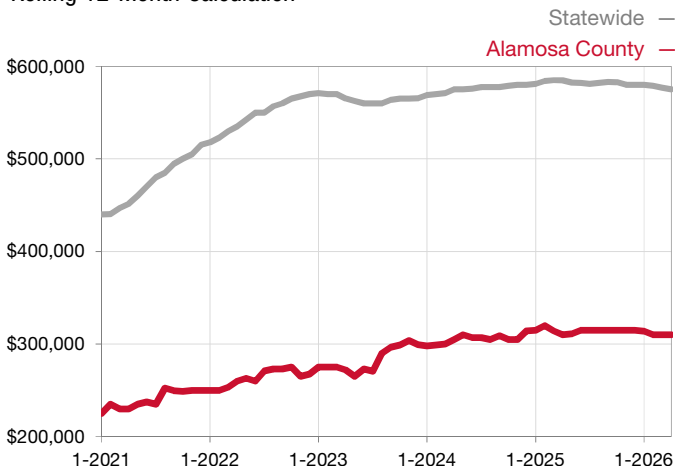
Single Family	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Key Metrics						
New Listings	19	13	- 31.6%	63	47	- 25.4%
Sold Listings	8	9	+ 12.5%	25	28	+ 12.0%
Median Sales Price*	\$299,125	\$268,000	- 10.4%	\$310,000	\$263,500	- 15.0%
Average Sales Price*	\$339,156	\$294,111	- 13.3%	\$325,422	\$286,446	- 12.0%
Percent of List Price Received*	98.8%	97.7%	- 1.1%	97.7%	94.9%	- 2.9%
Days on Market Until Sale	72	136	+ 88.9%	96	134	+ 39.6%
Inventory of Homes for Sale	49	57	+ 16.3%	--	--	--
Months Supply of Inventory	6.2	7.1	+ 14.5%	--	--	--

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

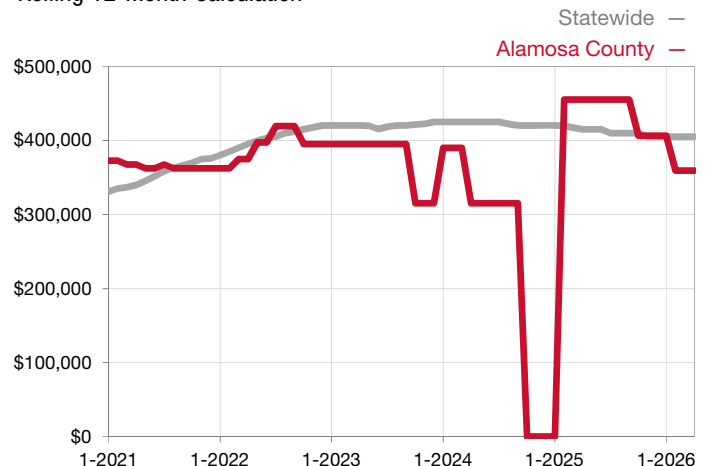
Townhouse/Condo	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Key Metrics						
New Listings	0	2	--	1	2	+ 100.0%
Sold Listings	0	0	--	1	1	0.0%
Median Sales Price*	\$0	\$0	--	\$455,000	\$360,500	- 20.8%
Average Sales Price*	\$0	\$0	--	\$455,000	\$360,500	- 20.8%
Percent of List Price Received*	0.0%	0.0%	--	97.8%	97.7%	- 0.1%
Days on Market Until Sale	0	0	--	30	262	+ 773.3%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



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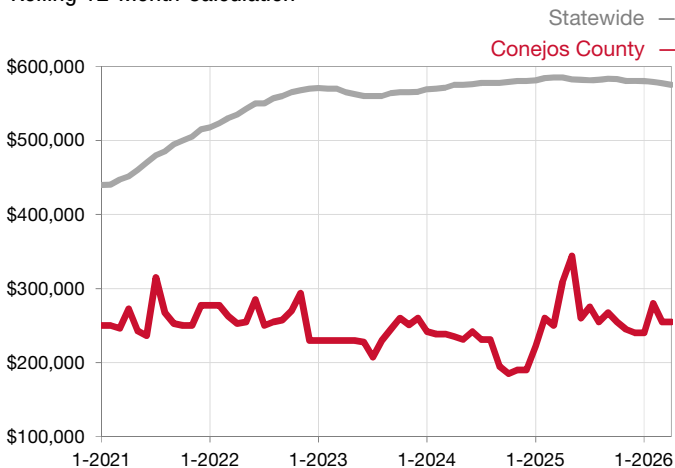
Single Family	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
New Listings	8	7	- 12.5%	22	22	0.0%
Sold Listings	1	1	0.0%	5	17	+ 240.0%
Median Sales Price*	\$344,000	\$375,000	+ 9.0%	\$260,000	\$315,000	+ 21.2%
Average Sales Price*	\$344,000	\$375,000	+ 9.0%	\$303,800	\$318,929	+ 5.0%
Percent of List Price Received*	98.3%	84.8%	- 13.7%	94.9%	91.7%	- 3.4%
Days on Market Until Sale	281	175	- 37.7%	222	158	- 28.8%
Inventory of Homes for Sale	30	39	+ 30.0%	--	--	--
Months Supply of Inventory	15.0	11.4	- 24.0%	--	--	--

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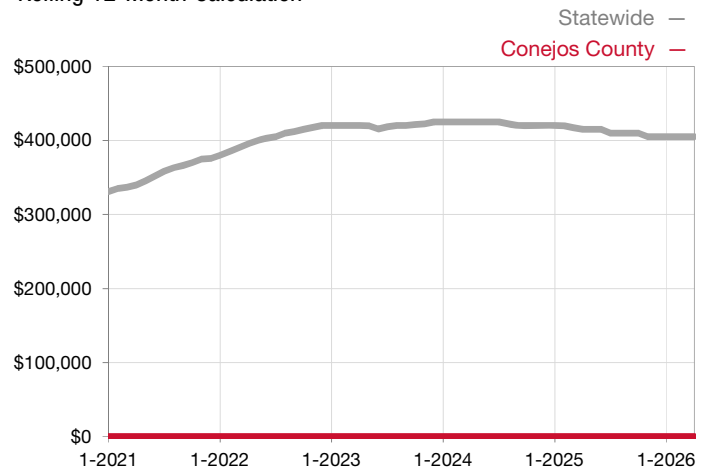
Townhouse/Condo	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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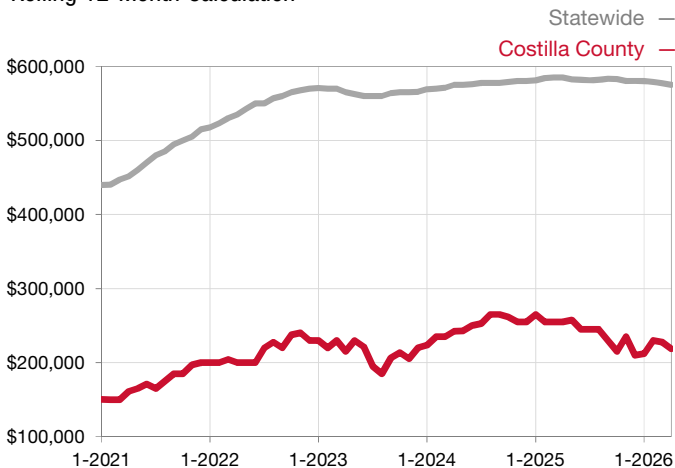
Single Family	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Key Metrics						
New Listings	11	15	+ 36.4%	38	42	+ 10.5%
Sold Listings	3	1	- 66.7%	12	11	- 8.3%
Median Sales Price*	\$385,000	\$105,000	- 72.7%	\$250,000	\$240,000	- 4.0%
Average Sales Price*	\$310,667	\$105,000	- 66.2%	\$260,483	\$268,245	+ 3.0%
Percent of List Price Received*	97.0%	83.7%	- 13.7%	94.5%	94.7%	+ 0.2%
Days on Market Until Sale	161	0	- 100.0%	144	156	+ 8.3%
Inventory of Homes for Sale	58	59	+ 1.7%	--	--	--
Months Supply of Inventory	9.3	14.2	+ 52.7%	--	--	--

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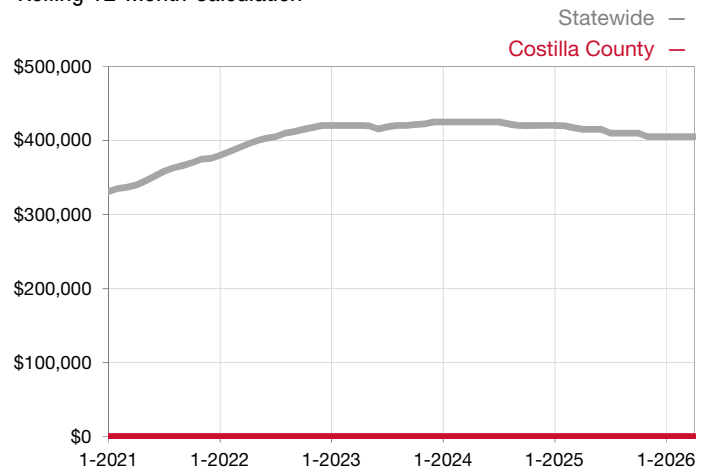
Townhouse/Condo	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
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	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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Rolling 12-Month Calculation



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Mineral County

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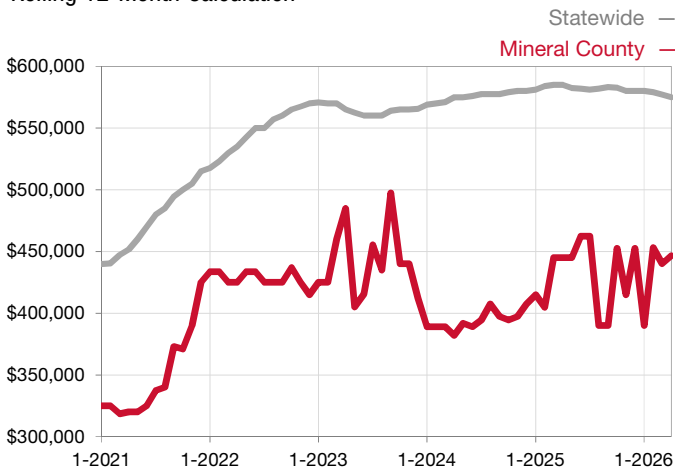
Single Family	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Key Metrics						
New Listings	5	5	0.0%	16	13	- 18.8%
Sold Listings	1	2	+ 100.0%	7	7	0.0%
Median Sales Price*	\$335,000	\$437,500	+ 30.6%	\$390,000	\$382,000	- 2.1%
Average Sales Price*	\$335,000	\$437,500	+ 30.6%	\$485,986	\$381,857	- 21.4%
Percent of List Price Received*	84.0%	96.5%	+ 14.9%	93.3%	93.0%	- 0.3%
Days on Market Until Sale	5	135	+ 2600.0%	75	134	+ 78.7%
Inventory of Homes for Sale	11	19	+ 72.7%	--	--	--
Months Supply of Inventory	3.5	7.0	+ 100.0%	--	--	--

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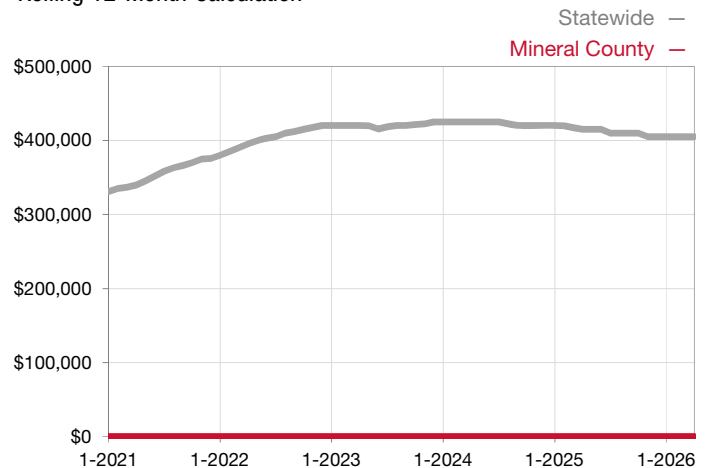
Townhouse/Condo	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
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	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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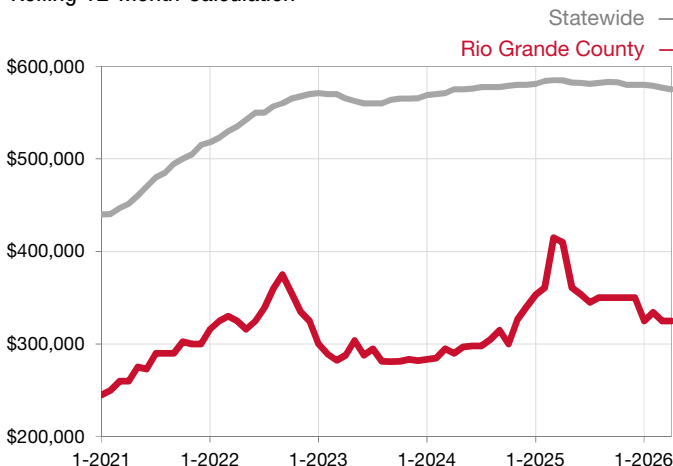
Single Family	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Key Metrics						
New Listings	20	22	+ 10.0%	56	66	+ 17.9%
Sold Listings	7	3	- 57.1%	28	33	+ 17.9%
Median Sales Price*	\$260,000	\$325,000	+ 25.0%	\$480,000	\$325,000	- 32.3%
Average Sales Price*	\$405,143	\$431,667	+ 6.5%	\$481,625	\$418,356	- 13.1%
Percent of List Price Received*	94.2%	94.0%	- 0.2%	95.4%	95.7%	+ 0.3%
Days on Market Until Sale	172	94	- 45.3%	149	148	- 0.7%
Inventory of Homes for Sale	74	77	+ 4.1%	--	--	--
Months Supply of Inventory	8.8	7.5	- 14.8%	--	--	--

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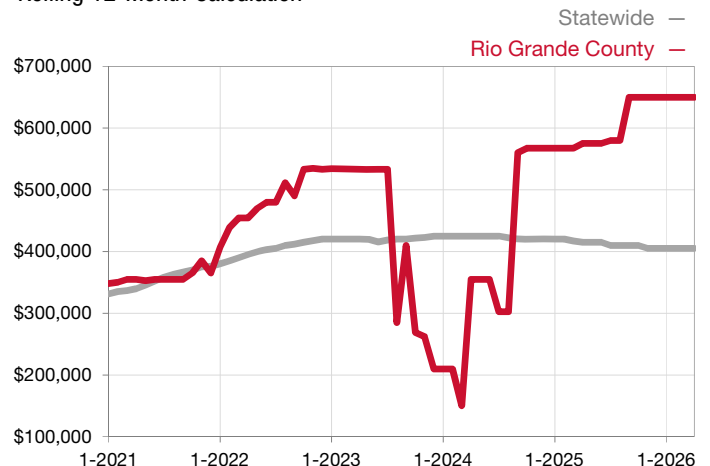
Townhouse/Condo	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	1	0	- 100.0%
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$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	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.7	3.0	+ 328.6%	--	--	--

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Saguache County

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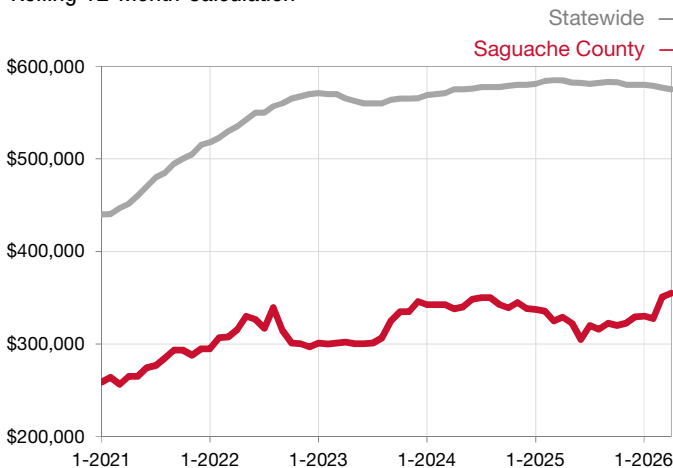
Single Family	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Key Metrics						
New Listings	14	28	+ 100.0%	62	62	0.0%
Sold Listings	3	6	+ 100.0%	24	20	- 16.7%
Median Sales Price*	\$429,500	\$450,000	+ 4.8%	\$292,000	\$366,500	+ 25.5%
Average Sales Price*	\$384,500	\$511,000	+ 32.9%	\$307,077	\$348,750	+ 13.6%
Percent of List Price Received*	99.6%	96.6%	- 3.0%	95.5%	96.0%	+ 0.5%
Days on Market Until Sale	107	65	- 39.3%	115	114	- 0.9%
Inventory of Homes for Sale	82	87	+ 6.1%	--	--	--
Months Supply of Inventory	12.1	14.1	+ 16.5%	--	--	--

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Townhouse/Condo	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	1	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	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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