

Local Market Update for January 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	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Key Metrics						
New Listings	13	9	- 30.8%	13	9	- 30.8%
Sold Listings	5	8	+ 60.0%	5	8	+ 60.0%
Median Sales Price*	\$335,000	\$307,000	- 8.4%	\$335,000	\$307,000	- 8.4%
Average Sales Price*	\$380,660	\$274,625	- 27.9%	\$380,660	\$274,625	- 27.9%
Percent of List Price Received*	96.9%	91.3%	- 5.8%	96.9%	91.3%	- 5.8%
Days on Market Until Sale	163	98	- 39.9%	163	98	- 39.9%
Inventory of Homes for Sale	34	57	+ 67.6%	--	--	--
Months Supply of Inventory	3.9	7.0	+ 79.5%	--	--	--

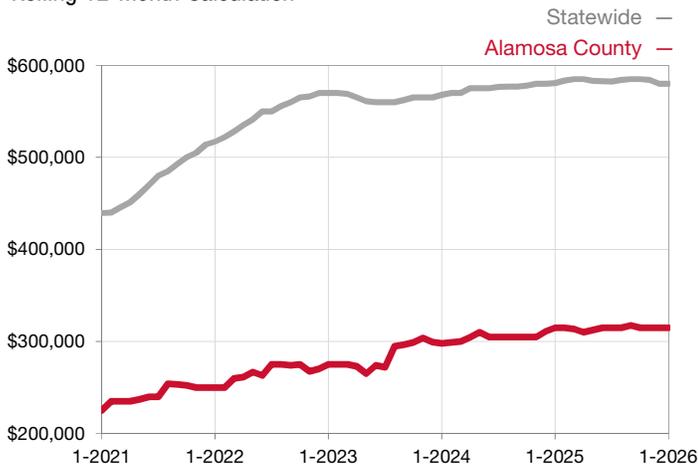
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Key Metrics						
New Listings	1	0	- 100.0%	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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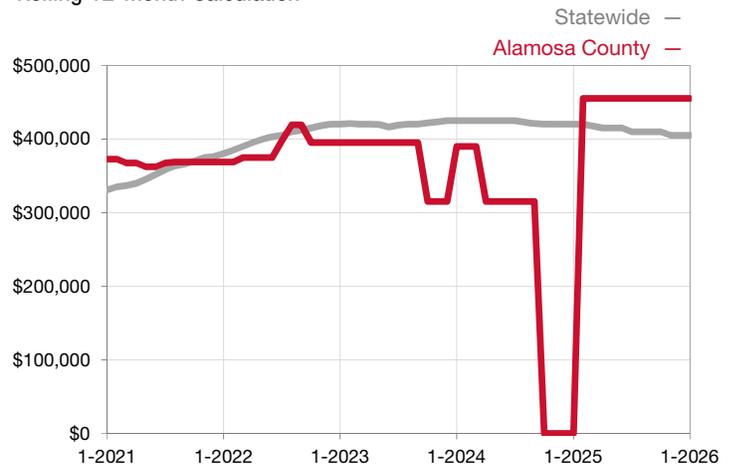
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



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Conejos County

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Single Family	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Key Metrics						
New Listings	2	2	0.0%	2	2	0.0%
Sold Listings	2	4	+ 100.0%	2	4	+ 100.0%
Median Sales Price*	\$347,500	\$349,000	+ 0.4%	\$347,500	\$349,000	+ 0.4%
Average Sales Price*	\$347,500	\$362,000	+ 4.2%	\$347,500	\$362,000	+ 4.2%
Percent of List Price Received*	95.6%	98.6%	+ 3.1%	95.6%	98.6%	+ 3.1%
Days on Market Until Sale	234	54	- 76.9%	234	54	- 76.9%
Inventory of Homes for Sale	16	28	+ 75.0%	--	--	--
Months Supply of Inventory	6.6	9.9	+ 50.0%	--	--	--

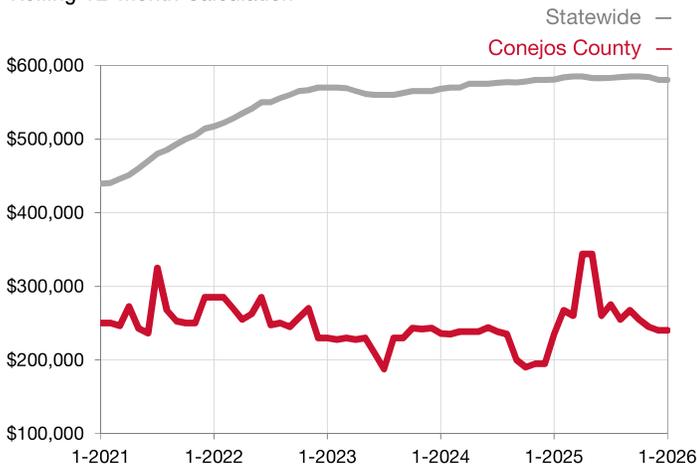
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Townhouse/Condo	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$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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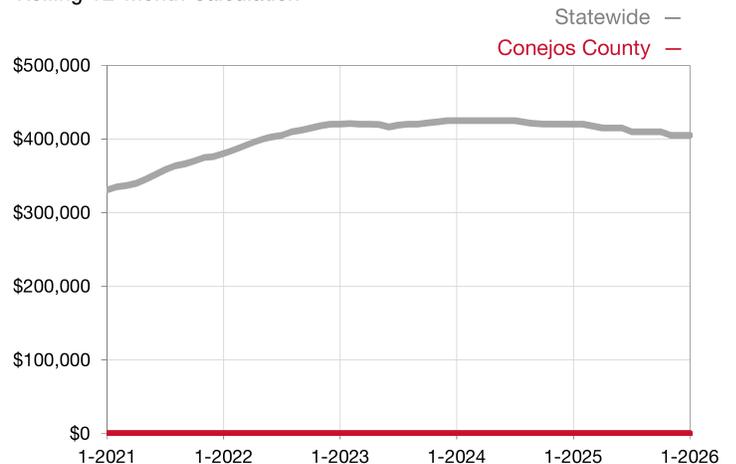
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



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Costilla County

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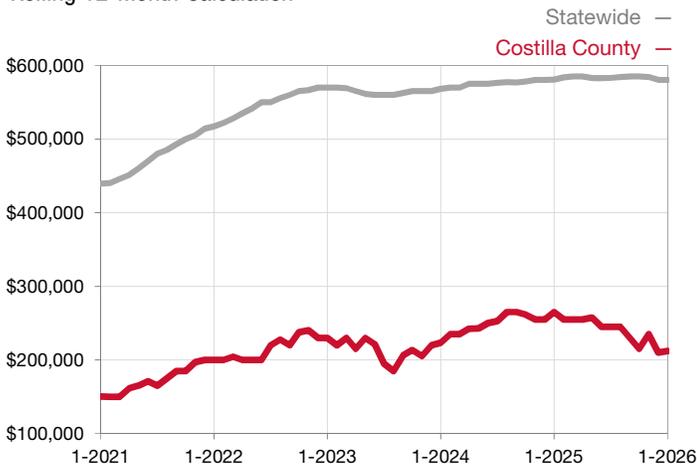
Single Family	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Key Metrics						
New Listings	9	8	- 11.1%	9	8	- 11.1%
Sold Listings	4	6	+ 50.0%	4	6	+ 50.0%
Median Sales Price*	\$350,000	\$232,500	- 33.6%	\$350,000	\$232,500	- 33.6%
Average Sales Price*	\$301,250	\$297,833	- 1.1%	\$301,250	\$297,833	- 1.1%
Percent of List Price Received*	96.9%	95.3%	- 1.7%	96.9%	95.3%	- 1.7%
Days on Market Until Sale	112	189	+ 68.8%	112	189	+ 68.8%
Inventory of Homes for Sale	46	50	+ 8.7%	--	--	--
Months Supply of Inventory	7.4	11.3	+ 52.7%	--	--	--

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

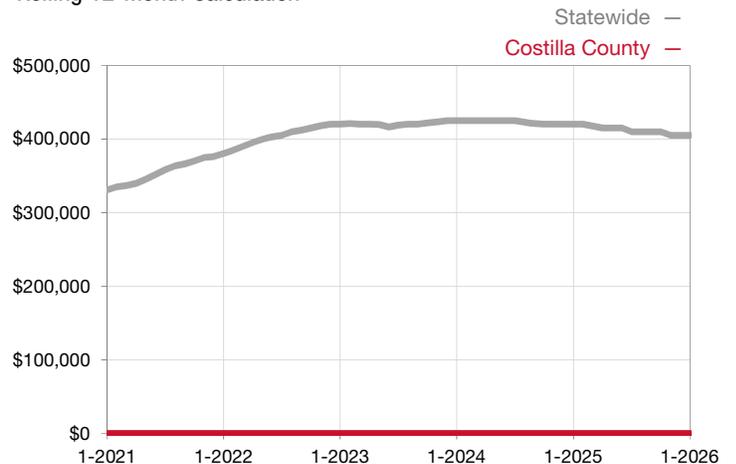
Townhouse/Condo	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
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	--	--	--	--

* 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



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Mineral County

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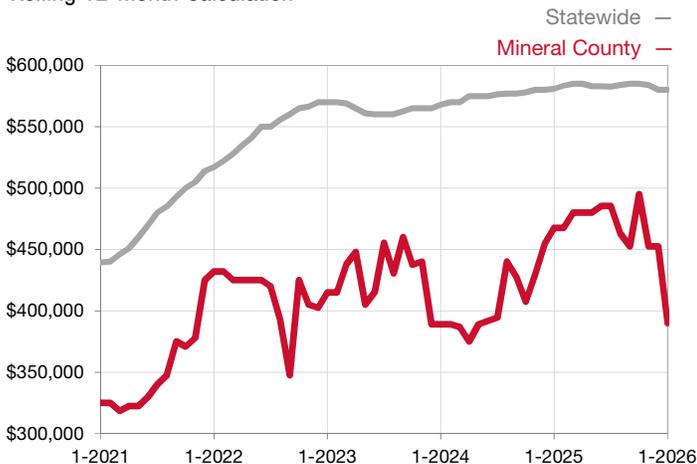
Single Family	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Key Metrics						
New Listings	2	2	0.0%	2	2	0.0%
Sold Listings	0	3	--	0	3	--
Median Sales Price*	\$0	\$255,000	--	\$0	\$255,000	--
Average Sales Price*	\$0	\$297,333	--	\$0	\$297,333	--
Percent of List Price Received*	0.0%	97.7%	--	0.0%	97.7%	--
Days on Market Until Sale	0	93	--	0	93	--
Inventory of Homes for Sale	8	16	+ 100.0%	--	--	--
Months Supply of Inventory	2.3	5.5	+ 139.1%	--	--	--

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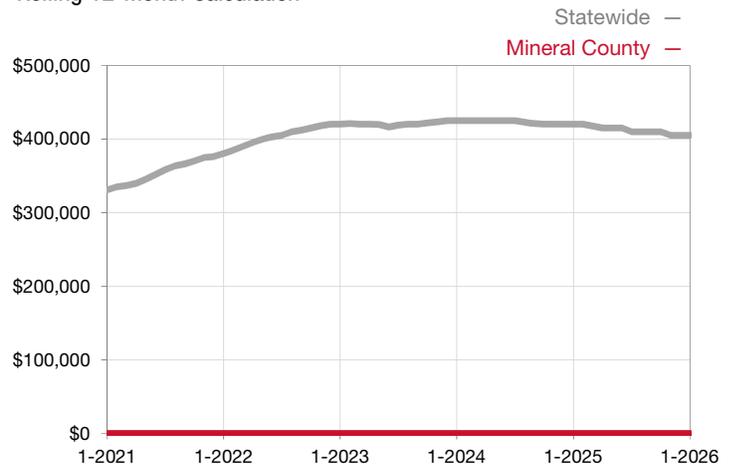
Townhouse/Condo	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
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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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
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Rio Grande County

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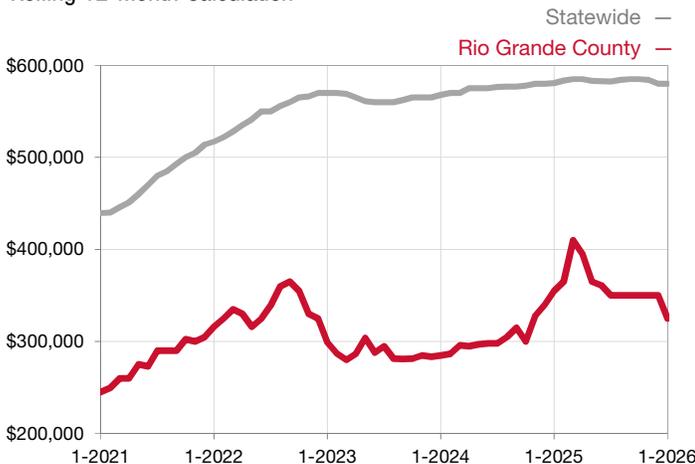
Single Family	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Key Metrics						
New Listings	10	11	+ 10.0%	10	11	+ 10.0%
Sold Listings	9	9	0.0%	9	9	0.0%
Median Sales Price*	\$485,000	\$300,000	- 38.1%	\$485,000	\$300,000	- 38.1%
Average Sales Price*	\$585,000	\$446,333	- 23.7%	\$585,000	\$446,333	- 23.7%
Percent of List Price Received*	96.4%	94.8%	- 1.7%	96.4%	94.8%	- 1.7%
Days on Market Until Sale	133	171	+ 28.6%	133	171	+ 28.6%
Inventory of Homes for Sale	62	65	+ 4.8%	--	--	--
Months Supply of Inventory	7.2	6.6	- 8.3%	--	--	--

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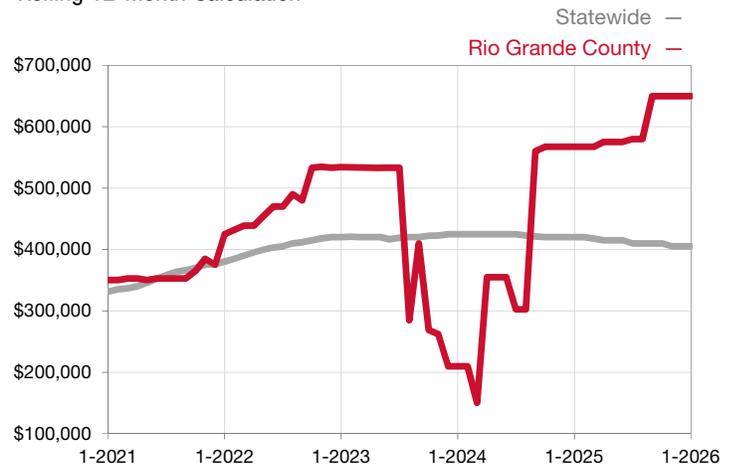
Townhouse/Condo	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
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	4	--	--	--	--
Months Supply of Inventory	0.0	4.0	--	--	--	--

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Rolling 12-Month Calculation



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Saguache County

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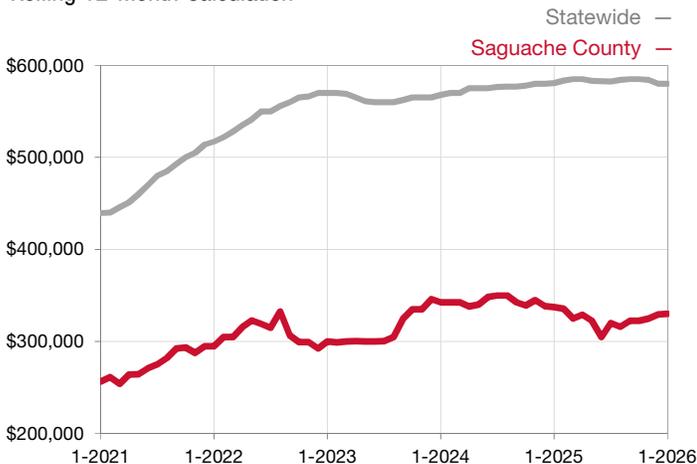
Single Family	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Key Metrics						
New Listings	24	9	- 62.5%	24	9	- 62.5%
Sold Listings	5	7	+ 40.0%	5	7	+ 40.0%
Median Sales Price*	\$316,000	\$290,000	- 8.2%	\$316,000	\$290,000	- 8.2%
Average Sales Price*	\$371,000	\$322,714	- 13.0%	\$371,000	\$322,714	- 13.0%
Percent of List Price Received*	94.2%	95.3%	+ 1.2%	94.2%	95.3%	+ 1.2%
Days on Market Until Sale	144	152	+ 5.6%	144	152	+ 5.6%
Inventory of Homes for Sale	77	61	- 20.8%	--	--	--
Months Supply of Inventory	12.2	9.2	- 24.6%	--	--	--

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Townhouse/Condo	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	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	1	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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Rolling 12-Month Calculation



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