

Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure
Your Agent is a REALTOR®

Not all agents
are the same!



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.

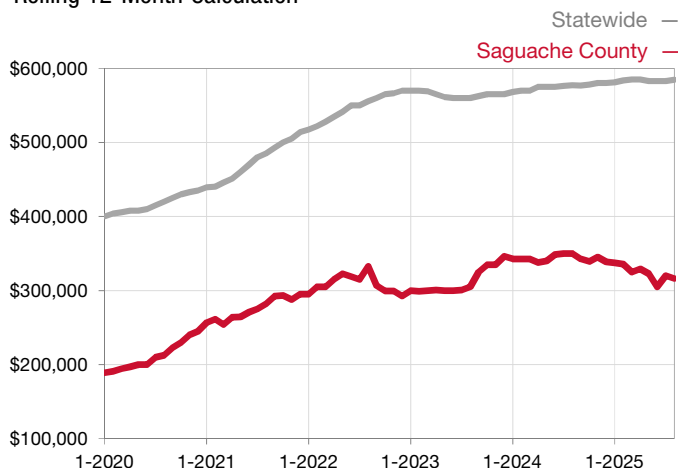
Single Family	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	21	17	- 19.0%	132	140	+ 6.1%
Sold Listings	11	7	- 36.4%	47	51	+ 8.5%
Median Sales Price*	\$360,000	\$325,000	- 9.7%	\$339,000	\$309,000	- 8.8%
Average Sales Price*	\$317,709	\$348,786	+ 9.8%	\$482,907	\$333,752	- 30.9%
Percent of List Price Received*	93.7%	92.1%	- 1.7%	93.3%	95.6%	+ 2.5%
Days on Market Until Sale	74	81	+ 9.5%	135	92	- 31.9%
Inventory of Homes for Sale	103	99	- 3.9%	--	--	--
Months Supply of Inventory	19.0	14.7	- 22.6%	--	--	--

* 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	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	0	0	--	0	3	--
Sold Listings	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$360,000	\$0	- 100.0%
Average Sales Price*	\$0	\$0	--	\$360,000	\$0	- 100.0%
Percent of List Price Received*	0.0%	0.0%	--	95.0%	0.0%	- 100.0%
Days on Market Until Sale	0	0	--	97	0	- 100.0%
Inventory of Homes for Sale	0	2	--	--	--	--
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

