

Local Market Update for September 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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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.

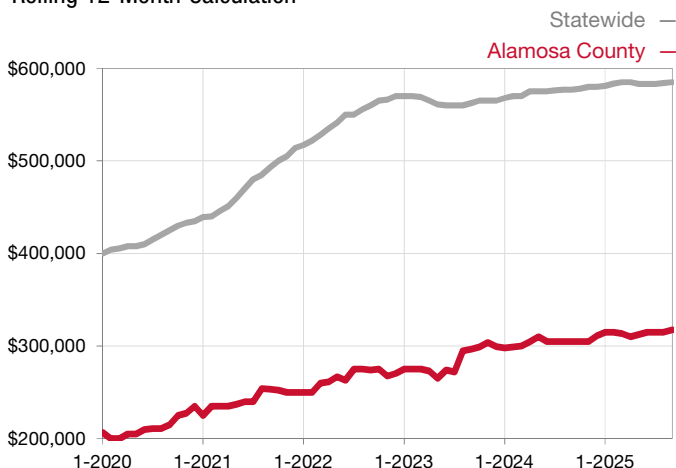
Single Family	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
New Listings	11	14	+ 27.3%	119	144	+ 21.0%
Sold Listings	10	8	- 20.0%	82	74	- 9.8%
Median Sales Price*	\$326,750	\$350,500	+ 7.3%	\$311,250	\$317,500	+ 2.0%
Average Sales Price*	\$343,450	\$374,625	+ 9.1%	\$336,190	\$334,249	- 0.6%
Percent of List Price Received*	94.2%	96.4%	+ 2.3%	96.1%	97.3%	+ 1.2%
Days on Market Until Sale	84	92	+ 9.5%	100	89	- 11.0%
Inventory of Homes for Sale	46	68	+ 47.8%	--	--	--
Months Supply of Inventory	4.7	8.3	+ 76.6%	--	--	--

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

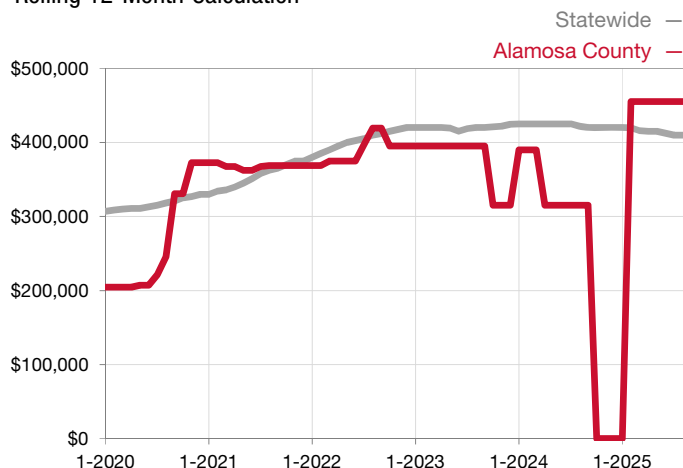
Townhouse/Condo	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
New Listings	0	0	--	1	2	+ 100.0%
Sold Listings	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$455,000	--
Average Sales Price*	\$0	\$0	--	\$0	\$455,000	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	97.8%	--
Days on Market Until Sale	0	0	--	0	30	--
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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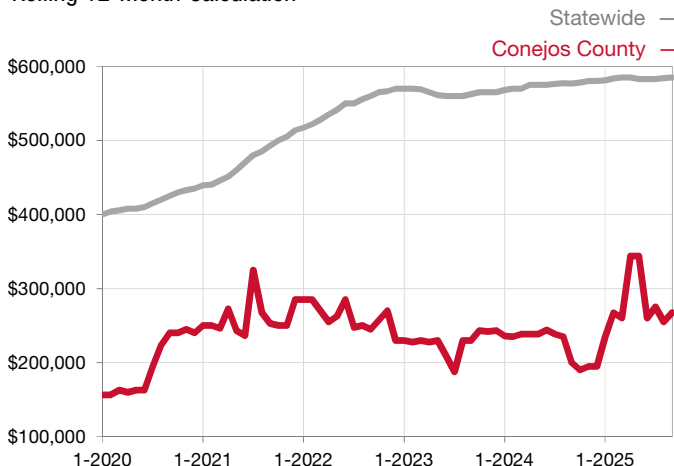
Single Family	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
New Listings	3	9	+ 200.0%	57	68	+ 19.3%
Sold Listings	2	2	0.0%	24	19	- 20.8%
Median Sales Price*	\$165,000	\$317,000	+ 92.1%	\$182,500	\$250,000	+ 37.0%
Average Sales Price*	\$165,000	\$317,000	+ 92.1%	\$308,979	\$363,211	+ 17.6%
Percent of List Price Received*	100.0%	97.0%	- 3.0%	91.7%	95.2%	+ 3.8%
Days on Market Until Sale	149	107	- 28.2%	105	122	+ 16.2%
Inventory of Homes for Sale	37	45	+ 21.6%	--	--	--
Months Supply of Inventory	13.9	20.6	+ 48.2%	--	--	--

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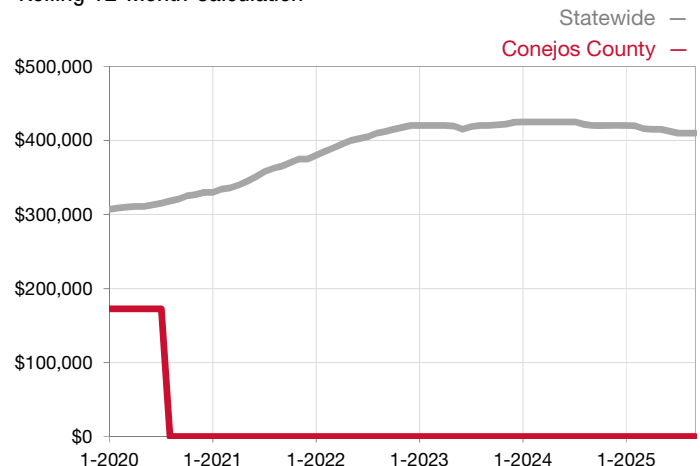
Townhouse/Condo	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent 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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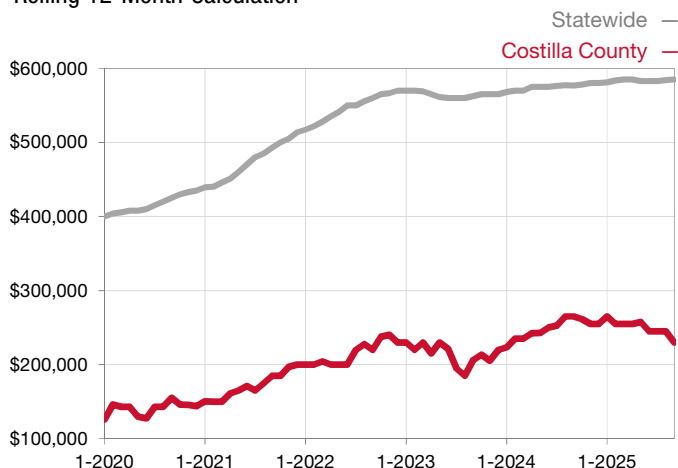
Single Family	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
New Listings	11	15	+ 36.4%	111	95	- 14.4%
Sold Listings	6	7	+ 16.7%	51	33	- 35.3%
Median Sales Price*	\$347,500	\$190,000	- 45.3%	\$265,000	\$240,000	- 9.4%
Average Sales Price*	\$339,150	\$240,000	- 29.2%	\$278,532	\$258,024	- 7.4%
Percent of List Price Received*	97.6%	93.6%	- 4.1%	95.3%	95.2%	- 0.1%
Days on Market Until Sale	56	134	+ 139.3%	91	153	+ 68.1%
Inventory of Homes for Sale	71	63	- 11.3%	--	--	--
Months Supply of Inventory	13.7	13.7	0.0%	--	--	--

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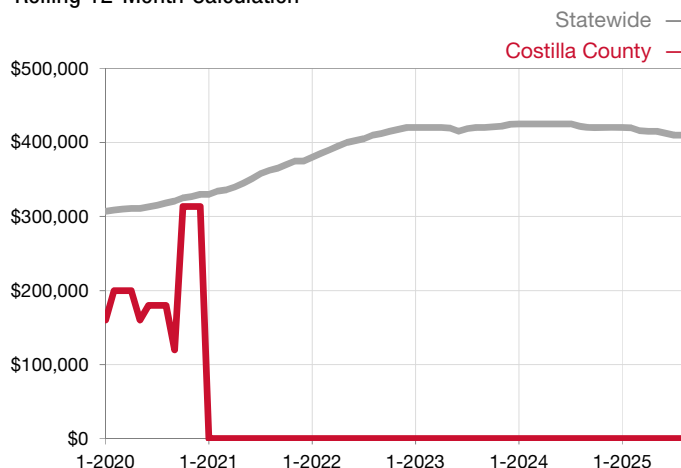
Townhouse/Condo	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent 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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Mineral County

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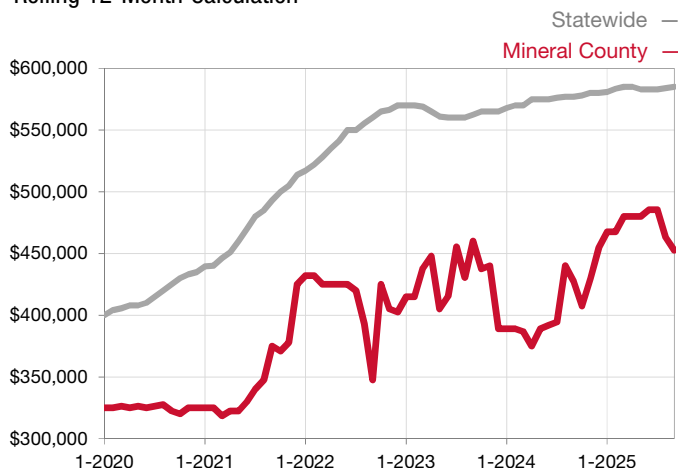
Single Family	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
New Listings	2	4	+ 100.0%	42	47	+ 11.9%
Sold Listings	5	7	+ 40.0%	31	20	- 35.5%
Median Sales Price*	\$486,000	\$465,000	- 4.3%	\$455,000	\$452,500	- 0.5%
Average Sales Price*	\$514,200	\$553,571	+ 7.7%	\$510,455	\$539,845	+ 5.8%
Percent of List Price Received*	96.6%	94.6%	- 2.1%	97.1%	93.6%	- 3.6%
Days on Market Until Sale	47	62	+ 31.9%	79	73	- 7.6%
Inventory of Homes for Sale	15	21	+ 40.0%	--	--	--
Months Supply of Inventory	4.5	8.3	+ 84.4%	--	--	--

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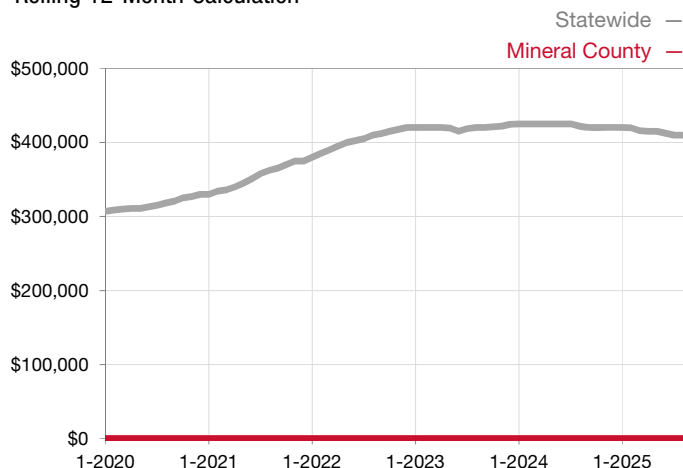
Townhouse/Condo	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent 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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Rio Grande County

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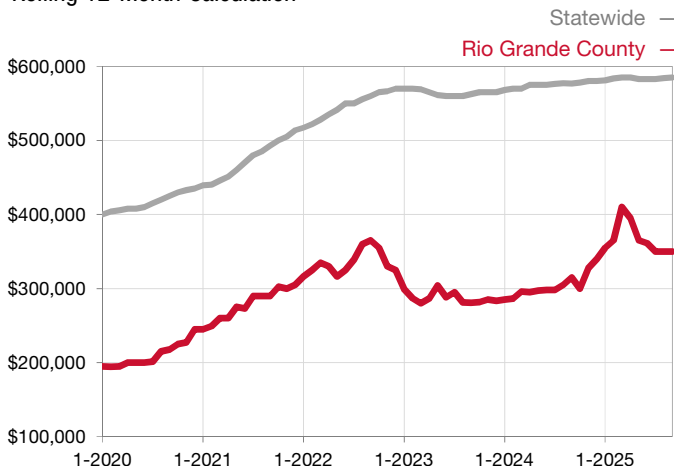
Single Family	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
New Listings	11	18	+ 63.6%	138	185	+ 34.1%
Sold Listings	8	18	+ 125.0%	68	90	+ 32.4%
Median Sales Price*	\$310,000	\$312,500	+ 0.8%	\$335,000	\$350,000	+ 4.5%
Average Sales Price*	\$578,000	\$427,066	- 26.1%	\$426,617	\$461,189	+ 8.1%
Percent of List Price Received*	97.8%	95.8%	- 2.0%	95.3%	95.4%	+ 0.1%
Days on Market Until Sale	64	77	+ 20.3%	116	126	+ 8.6%
Inventory of Homes for Sale	78	95	+ 21.8%	--	--	--
Months Supply of Inventory	10.8	9.3	- 13.9%	--	--	--

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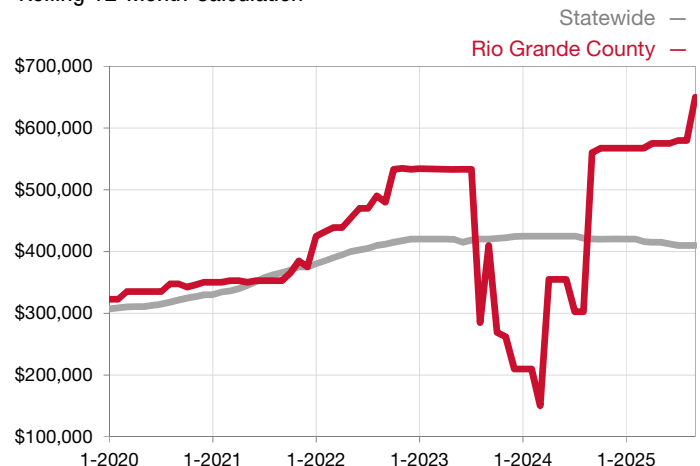
Townhouse/Condo	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
New Listings	0	0	--	4	5	+ 25.0%
Sold Listings	2	0	- 100.0%	4	1	- 75.0%
Median Sales Price*	\$577,500	\$0	- 100.0%	\$567,500	\$650,000	+ 14.5%
Average Sales Price*	\$577,500	\$0	- 100.0%	\$504,375	\$650,000	+ 28.9%
Percent of List Price Received*	97.6%	0.0%	- 100.0%	96.4%	96.3%	- 0.1%
Days on Market Until Sale	394	0	- 100.0%	229	118	- 48.5%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.8	4.0	+ 400.0%	--	--	--

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Saguache County

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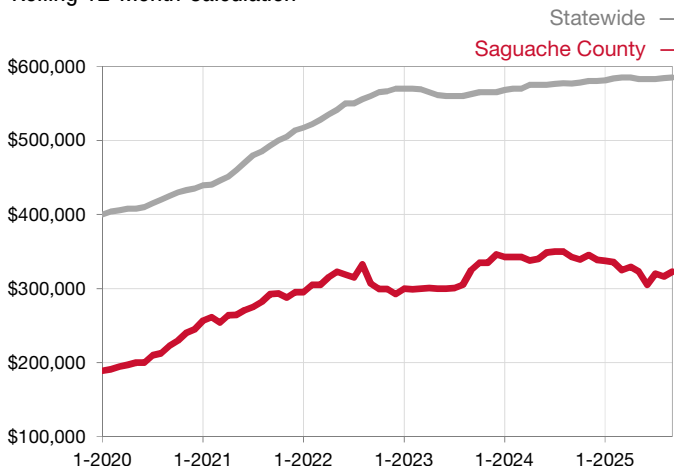
Single Family	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
New Listings	14	9	- 35.7%	146	149	+ 2.1%
Sold Listings	11	6	- 45.5%	58	57	- 1.7%
Median Sales Price*	\$297,000	\$340,450	+ 14.6%	\$337,500	\$316,000	- 6.4%
Average Sales Price*	\$267,318	\$377,817	+ 41.3%	\$442,019	\$338,390	- 23.4%
Percent of List Price Received*	94.0%	102.3%	+ 8.8%	93.4%	96.3%	+ 3.1%
Days on Market Until Sale	119	188	+ 58.0%	132	102	- 22.7%
Inventory of Homes for Sale	109	82	- 24.8%	--	--	--
Months Supply of Inventory	17.7	12.9	- 27.1%	--	--	--

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Townhouse/Condo	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	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	--	--	--	--

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