Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

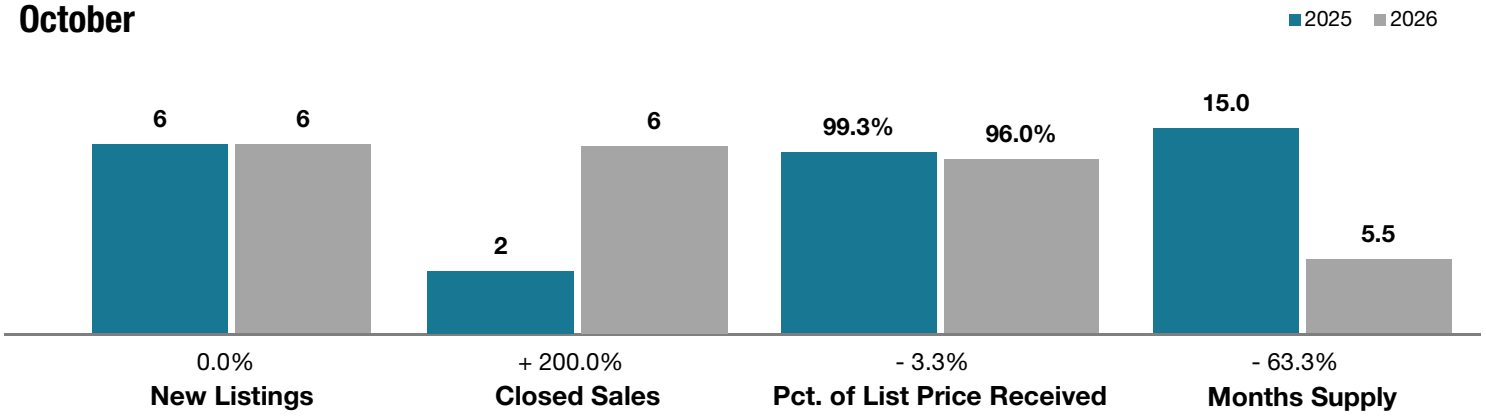
REALTORS® of CENTRAL COLORADO

Alamosa County

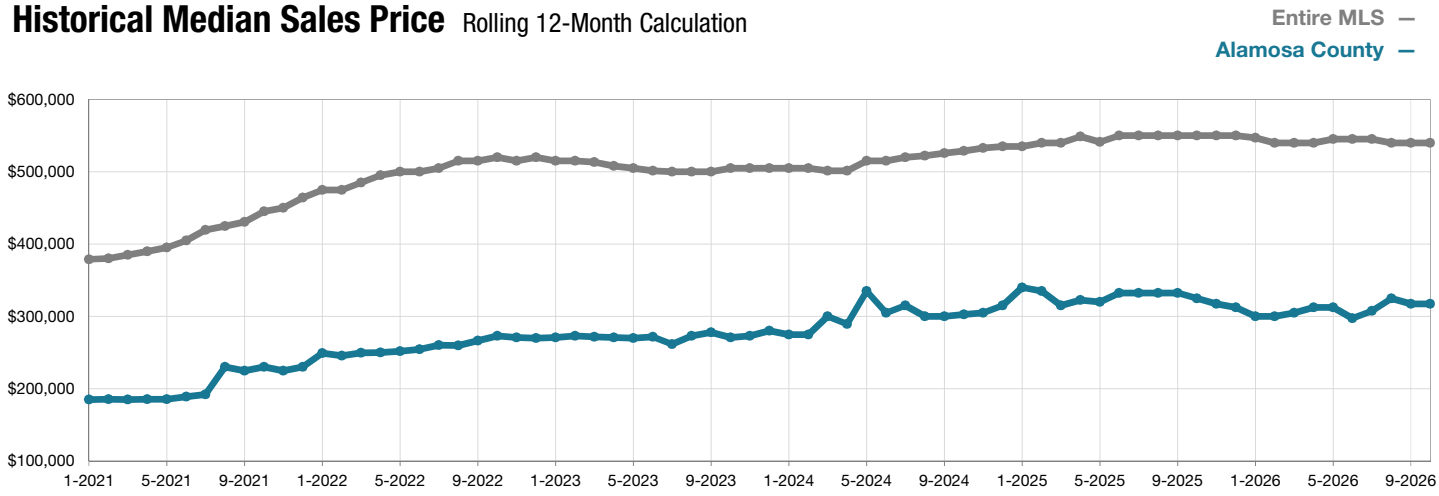
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	6	**6**	0.0%	65	**50**	- 23.1%
Closed Sales	2	**6**	+ 200.0%	27	**29**	+ 7.4%
Median Sales Price*	$338,000	**$335,000**	- 0.9%	$320,000	**$360,000**	+ 12.5%
Average Sales Price*	$338,000	**$359,333**	+ 6.3%	$328,430	**$337,569**	+ 2.8%
Percent of List Price Received*	99.3%	**96.0%**	- 3.3%	97.0%	**94.7%**	- 2.4%
Days on Market Until Sale	47	**84**	+ 78.7%	81	**81**	0.0%
Inventory of Homes for Sale	41	**19**	- 53.7%	--	**--**	--
Months Supply of Inventory	15.0	**5.5**	- 63.3%	--	**--**	--

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

October



Historical Median Sales Price Rolling 12-Month Calculation



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Local Market Update for October 2026

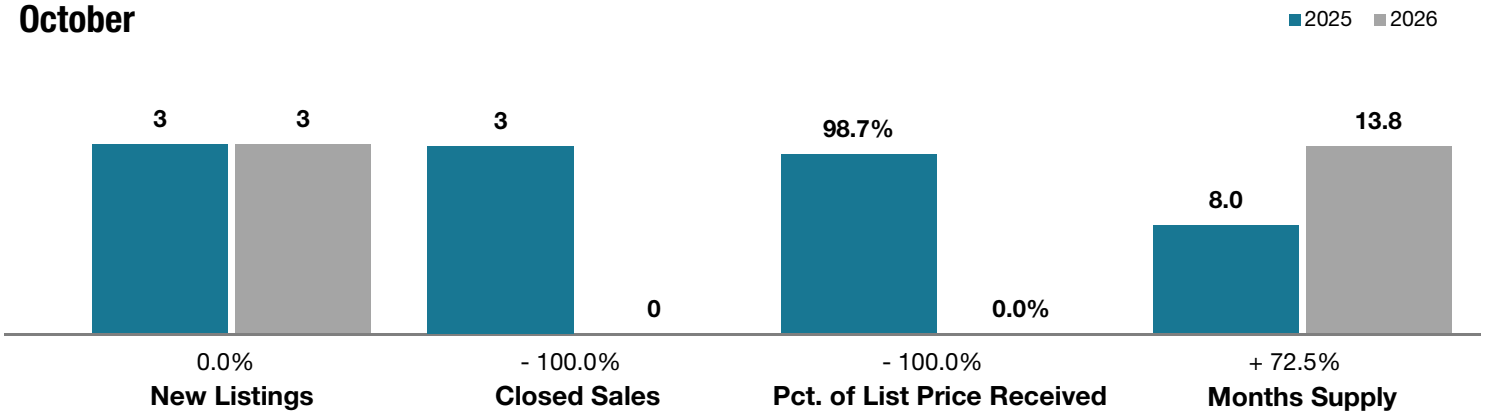
A Research Tool Provided by the Colorado Association of REALTORS®

Conejos County

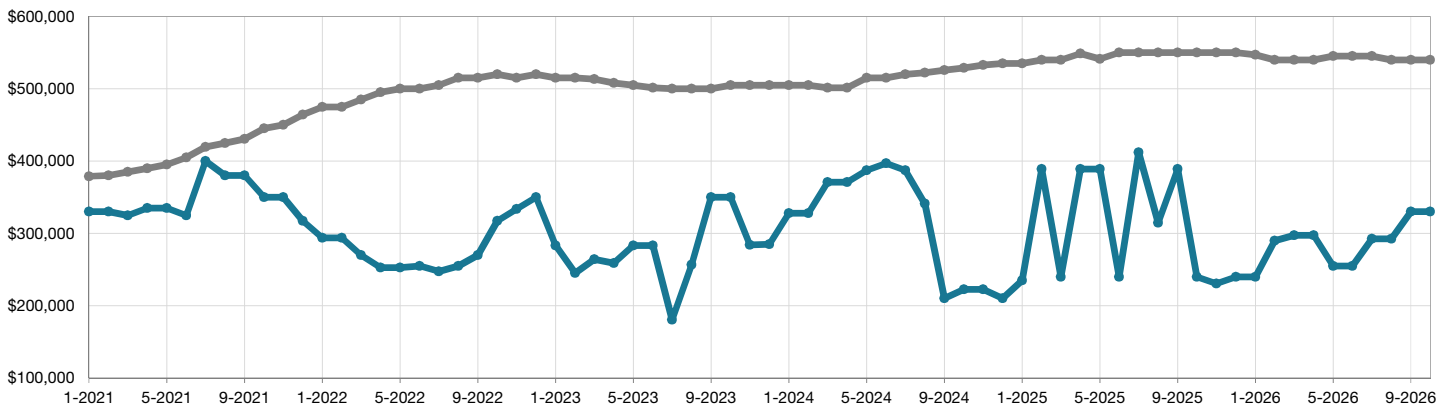
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	3	**3**	0.0%	33	**33**	0.0%
Closed Sales	3	**0**	- 100.0%	13	**14**	+ 7.7%
Median Sales Price*	$152,000	**$0**	- 100.0%	$240,000	**$339,500**	+ 41.5%
Average Sales Price*	$209,000	**$0**	- 100.0%	$393,538	**$427,771**	+ 8.7%
Percent of List Price Received*	98.7%	**0.0%**	- 100.0%	92.5%	**96.4%**	+ 4.2%
Days on Market Until Sale	23	**0**	- 100.0%	91	**76**	- 16.5%
Inventory of Homes for Sale	16	**26**	+ 62.5%	--	**--**	--
Months Supply of Inventory	8.0	**13.8**	+ 72.5%	--	**--**	--

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

October



Historical Median Sales Price Rolling 12-Month Calculation



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Local Market Update for October 2026

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REALTORS® of CENTRAL COLORADO

Costilla County

	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	9	**7**	- 22.2%	87	**108**	+ 24.1%
Closed Sales	7	**7**	0.0%	39	**37**	- 5.1%
Median Sales Price*	$160,000	**$225,000**	+ 40.6%	$240,000	**$235,000**	- 2.1%
Average Sales Price*	$187,177	**$256,286**	+ 36.9%	$248,847	**$240,843**	- 3.2%
Percent of List Price Received*	87.6%	**94.4%**	+ 7.8%	93.7%	**93.5%**	- 0.2%
Days on Market Until Sale	81	**71**	- 12.3%	142	**100**	- 29.6%
Inventory of Homes for Sale	59	**66**	+ 11.9%	--	**--**	--
Months Supply of Inventory	14.2	**18.0**	+ 26.8%	--	**--**	--

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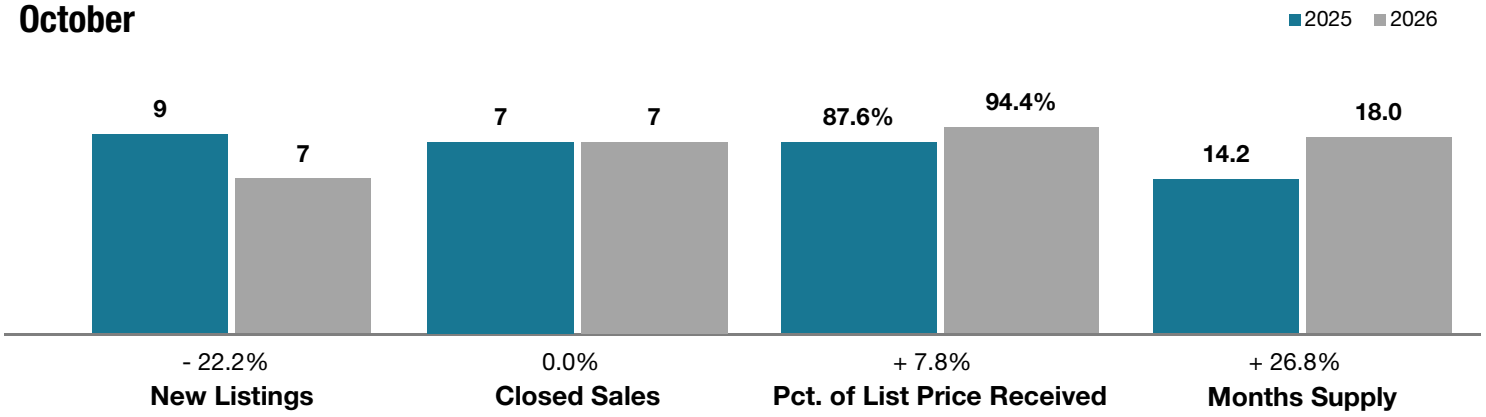
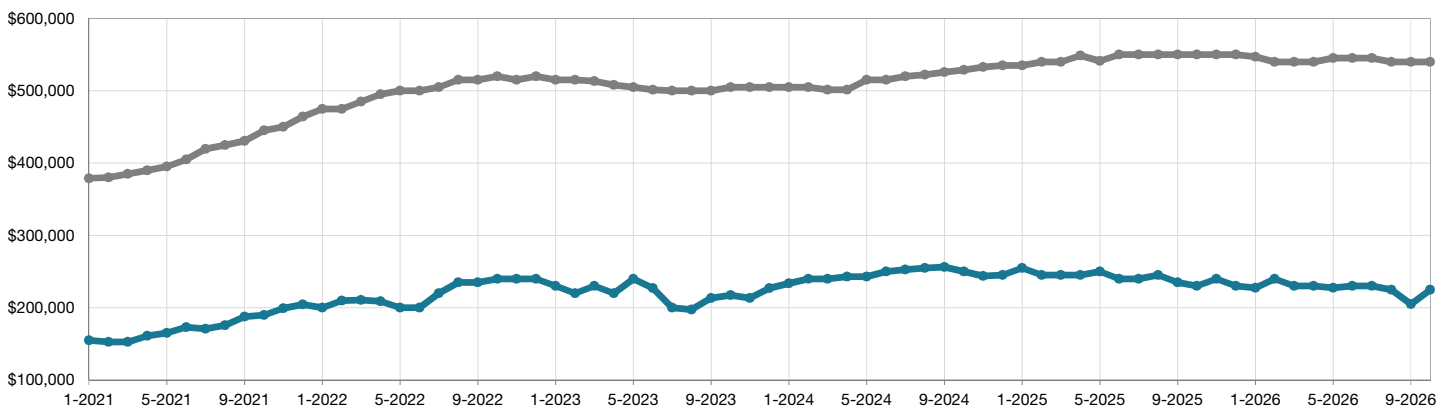
October



Historical Median Sales Price Rolling 12-Month Calculation



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Local Market Update for October 2026

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REALTORS® of CENTRAL COLORADO

Mineral County

	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	4	**2**	- 50.0%	28	**18**	- 35.7%
Closed Sales	3	**0**	- 100.0%	14	**14**	0.0%
Median Sales Price*	$690,000	**$0**	- 100.0%	$452,500	**$489,000**	+ 8.1%
Average Sales Price*	$664,333	**$0**	- 100.0%	$588,421	**$543,357**	- 7.7%
Percent of List Price Received*	91.2%	**0.0%**	- 100.0%	92.6%	**94.2%**	+ 1.7%
Days on Market Until Sale	160	**0**	- 100.0%	68	**85**	+ 25.0%
Inventory of Homes for Sale	14	**7**	- 50.0%	--	**--**	--
Months Supply of Inventory	8.4	**3.7**	- 56.0%	--	**--**	--

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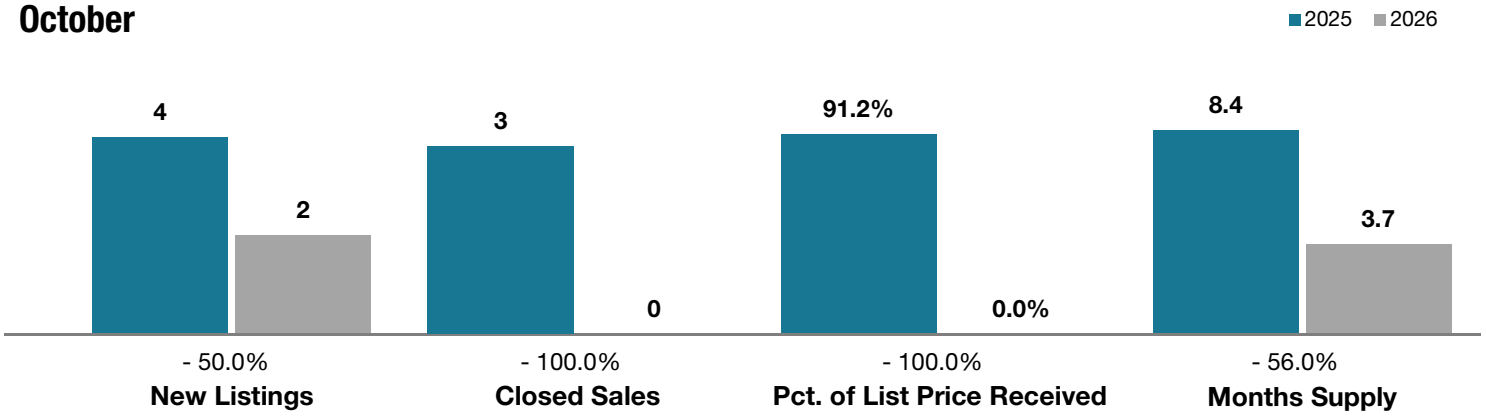
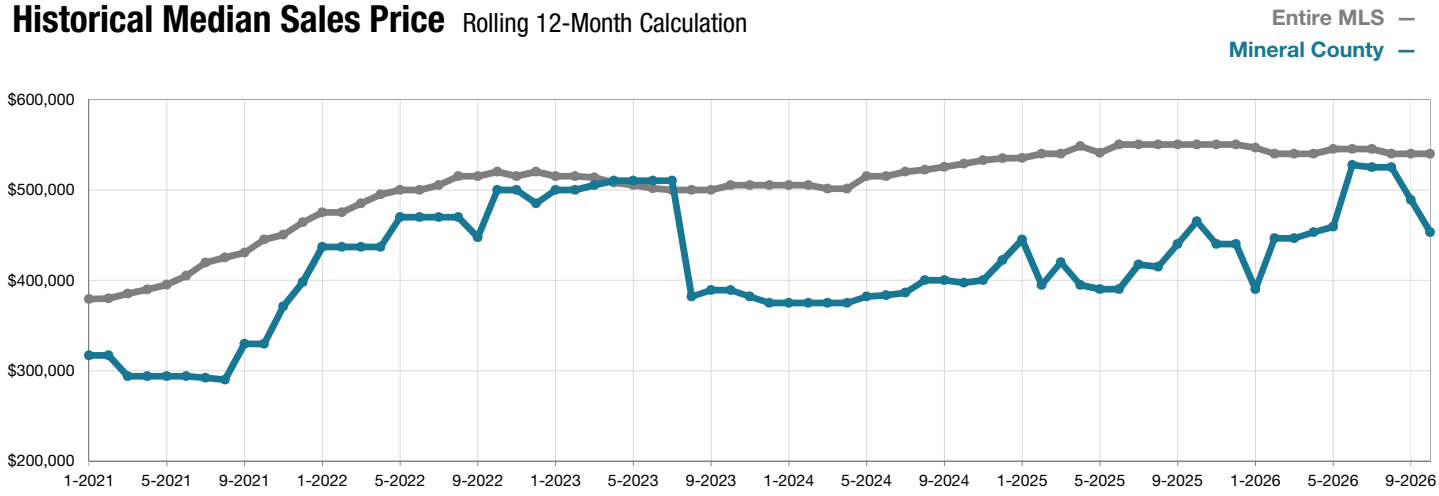
October



Historical Median Sales Price Rolling 12-Month Calculation



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Local Market Update for October 2026

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Rio Grande County

	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	1	**6**	+ 500.0%	34	**45**	+ 32.4%
Closed Sales	0	**3**	--	17	**16**	- 5.9%
Median Sales Price*	$0	**$143,500**	--	$255,500	**$245,000**	- 4.1%
Average Sales Price*	$0	**$143,500**	--	$325,165	**$294,567**	- 9.4%
Percent of List Price Received*	0.0%	**91.8%**	--	95.9%	**93.0%**	- 3.0%
Days on Market Until Sale	0	**93**	--	104	**101**	- 2.9%
Inventory of Homes for Sale	17	**22**	+ 29.4%	--	**--**	--
Months Supply of Inventory	7.4	**9.8**	+ 32.4%	--	**--**	--

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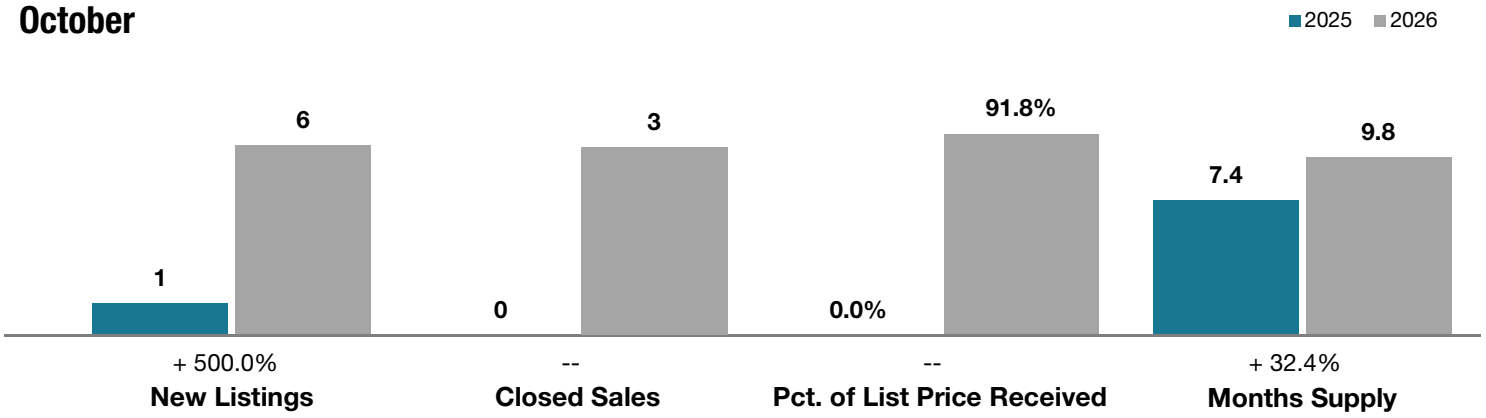
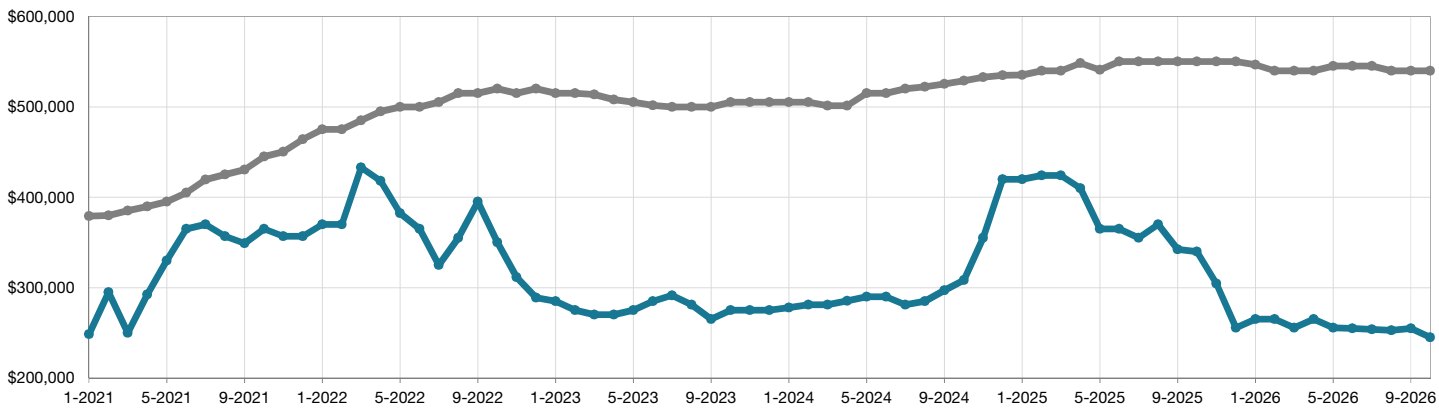
October



Historical Median Sales Price Rolling 12-Month Calculation



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Local Market Update for October 2026

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REALTORS® of CENTRAL COLORADO

Saguache County

	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	**13**	+ 18.2%	128	**129**	+ 0.8%
Closed Sales	7	**10**	+ 42.9%	54	**54**	0.0%
Median Sales Price*	$404,420	**$258,500**	- 36.1%	$327,000	**$347,500**	+ 6.3%
Average Sales Price*	$387,346	**$480,947**	+ 24.2%	$342,262	**$367,092**	+ 7.3%
Percent of List Price Received*	97.7%	**88.7%**	- 9.2%	96.8%	**94.7%**	- 2.2%
Days on Market Until Sale	85	**169**	+ 98.8%	96	**123**	+ 28.1%
Inventory of Homes for Sale	79	**81**	+ 2.5%	--	**--**	--
Months Supply of Inventory	14.8	**15.2**	+ 2.7%	--	**--**	--

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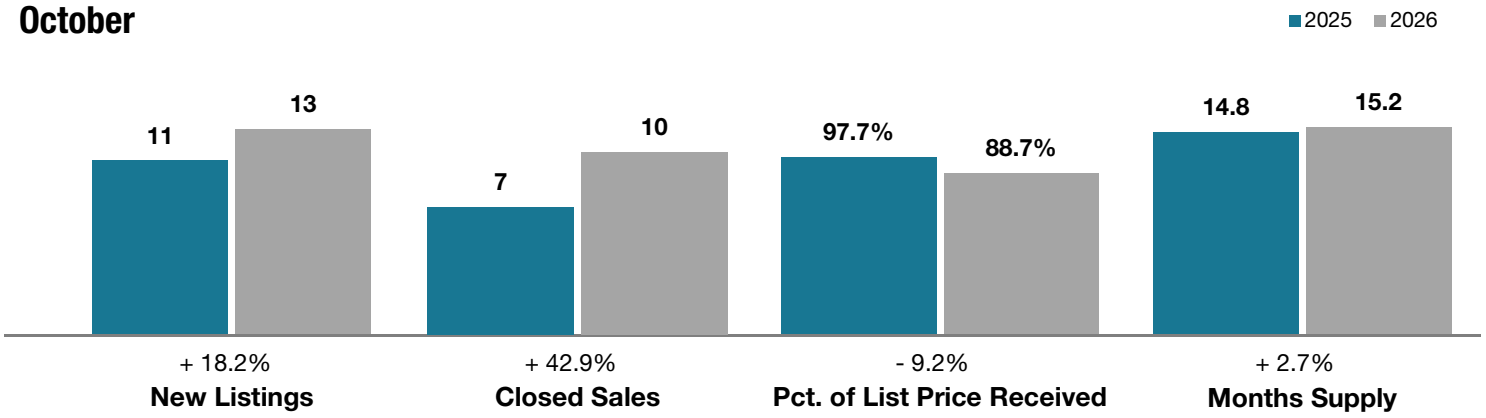
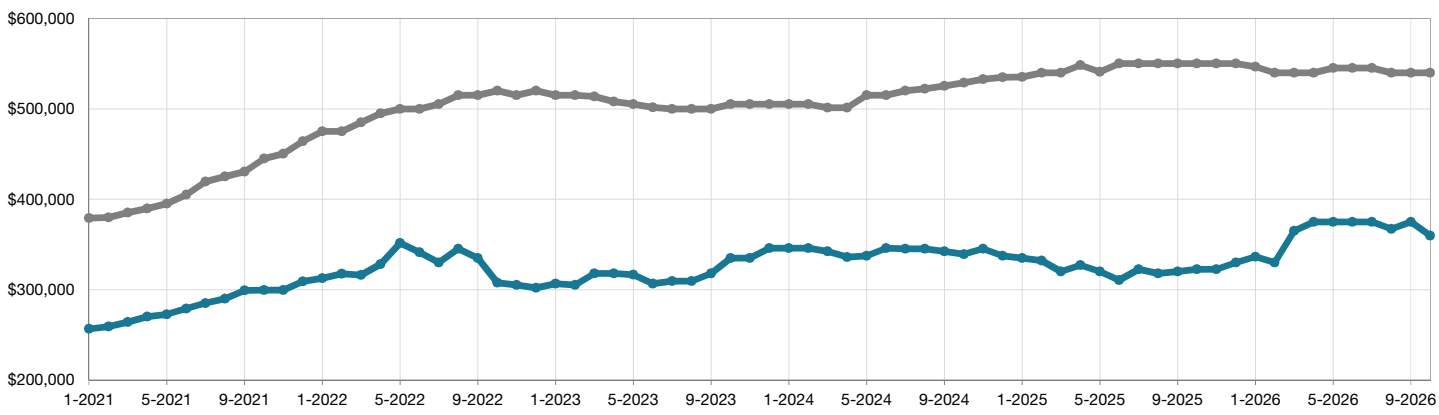
October



Historical Median Sales Price Rolling 12-Month Calculation



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