

Local Market Update for July 2026

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.

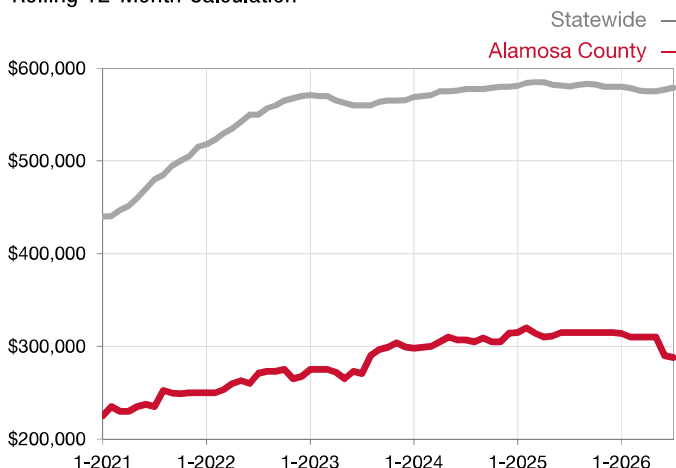
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	19	14	- 26.3%	113	91	- 19.5%
Sold Listings	10	7	- 30.0%	60	52	- 13.3%
Median Sales Price*	\$312,500	\$260,000	- 16.8%	\$315,000	\$259,000	- 17.8%
Average Sales Price*	\$324,785	\$335,714	+ 3.4%	\$331,807	\$294,971	- 11.1%
Percent of List Price Received*	97.3%	92.4%	- 5.0%	97.2%	93.6%	- 3.7%
Days on Market Until Sale	54	167	+ 209.3%	89	135	+ 51.7%
Inventory of Homes for Sale	65	61	- 6.2%	--	--	--
Months Supply of Inventory	7.3	8.6	+ 17.8%	--	--	--

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

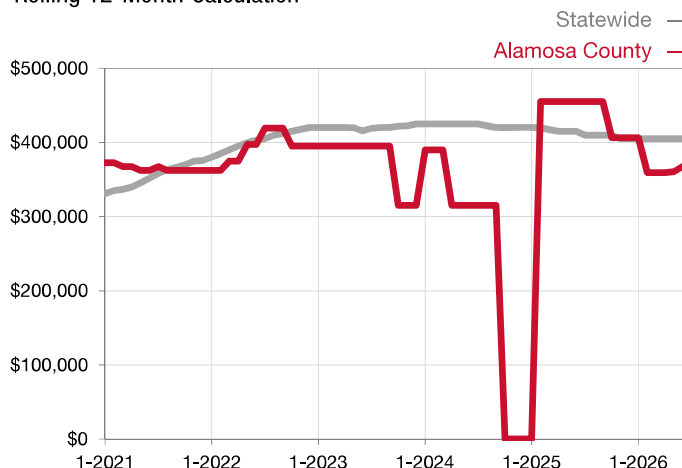
Townhouse/Condo	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	0	1	--	2	3	+ 50.0%
Sold Listings	0	0	--	1	3	+ 200.0%
Median Sales Price*	\$0	\$0	--	\$455,000	\$375,000	- 17.6%
Average Sales Price*	\$0	\$0	--	\$455,000	\$392,350	- 13.8%
Percent of List Price Received*	0.0%	0.0%	--	97.8%	96.7%	- 1.1%
Days on Market Until Sale	0	0	--	30	122	+ 306.7%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--

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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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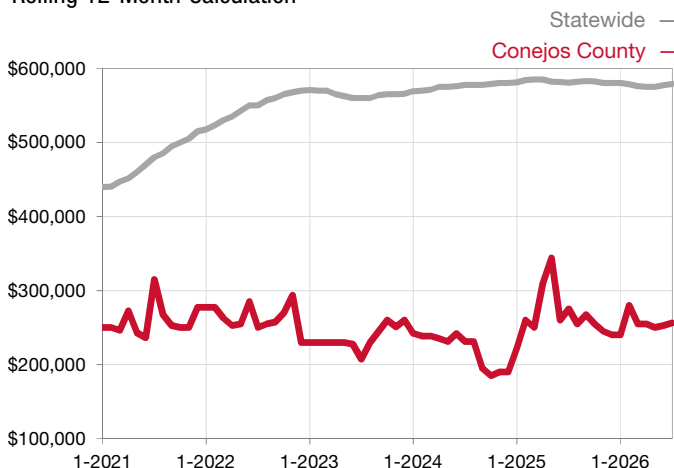
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	16	9	- 43.8%	55	52	- 5.5%
Sold Listings	4	3	- 25.0%	14	28	+ 100.0%
Median Sales Price*	\$385,500	\$345,000	- 10.5%	\$255,000	\$285,000	+ 11.8%
Average Sales Price*	\$366,250	\$368,333	+ 0.6%	\$386,214	\$296,707	- 23.2%
Percent of List Price Received*	96.8%	98.9%	+ 2.2%	96.6%	93.9%	- 2.8%
Days on Market Until Sale	122	23	- 81.1%	139	133	- 4.3%
Inventory of Homes for Sale	49	51	+ 4.1%	--	--	--
Months Supply of Inventory	23.4	14.2	- 39.3%	--	--	--

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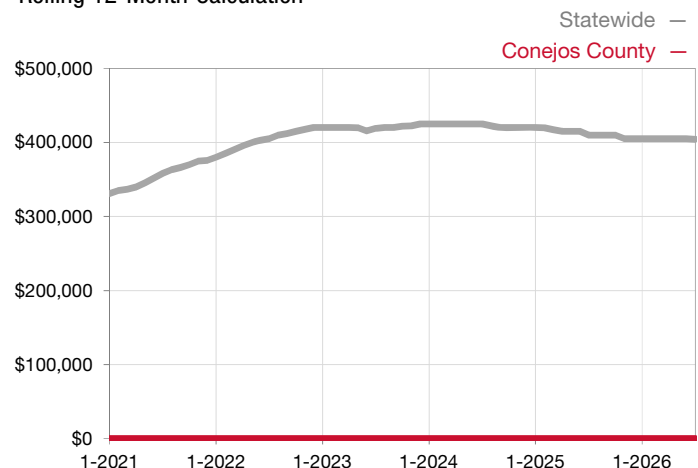
Townhouse/Condo	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent 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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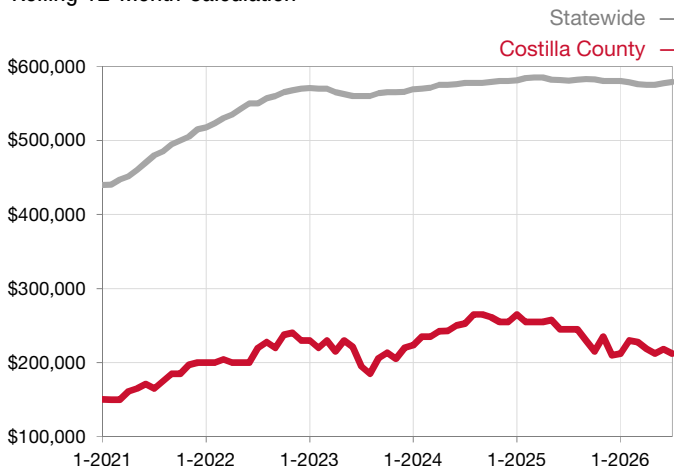
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	11	10	- 9.1%	69	90	+ 30.4%
Sold Listings	3	7	+ 133.3%	21	25	+ 19.0%
Median Sales Price*	\$240,000	\$150,000	- 37.5%	\$240,000	\$235,000	- 2.1%
Average Sales Price*	\$226,333	\$207,429	- 8.4%	\$250,038	\$248,628	- 0.6%
Percent of List Price Received*	94.3%	92.9%	- 1.5%	94.9%	93.7%	- 1.3%
Days on Market Until Sale	298	91	- 69.5%	168	125	- 25.6%
Inventory of Homes for Sale	69	76	+ 10.1%	--	--	--
Months Supply of Inventory	14.3	16.6	+ 16.1%	--	--	--

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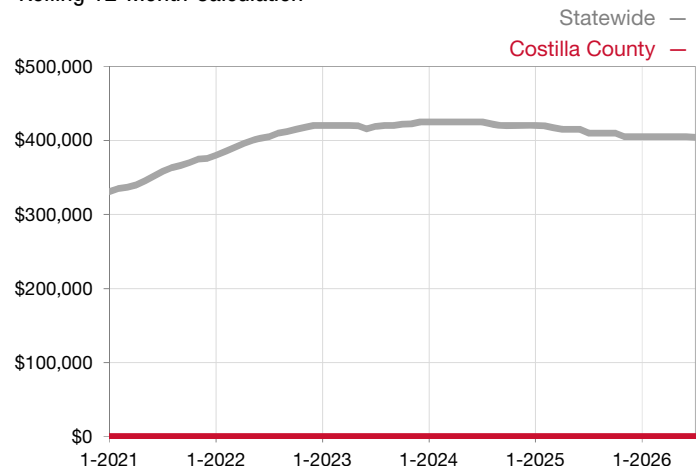
Townhouse/Condo	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent 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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Mineral County

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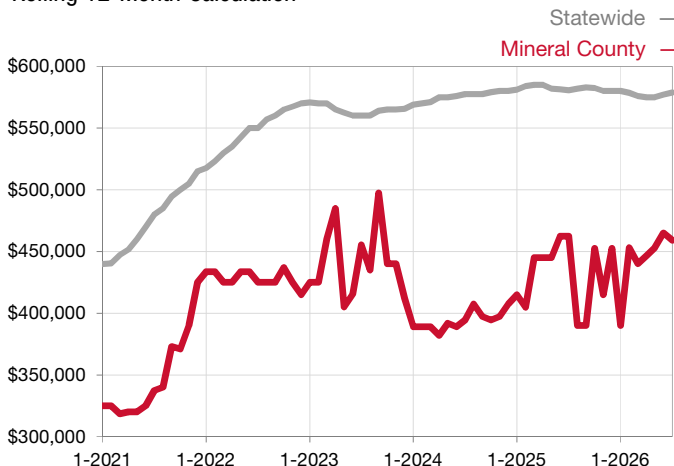
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	5	5	0.0%	38	27	- 28.9%
Sold Listings	1	4	+ 300.0%	10	16	+ 60.0%
Median Sales Price*	\$1,350,000	\$405,000	- 70.0%	\$389,950	\$453,000	+ 16.2%
Average Sales Price*	\$1,350,000	\$432,500	- 68.0%	\$533,190	\$524,250	- 1.7%
Percent of List Price Received*	84.4%	96.0%	+ 13.7%	92.0%	94.2%	+ 2.4%
Days on Market Until Sale	13	115	+ 784.6%	85	101	+ 18.8%
Inventory of Homes for Sale	24	17	- 29.2%	--	--	--
Months Supply of Inventory	10.2	5.2	- 49.0%	--	--	--

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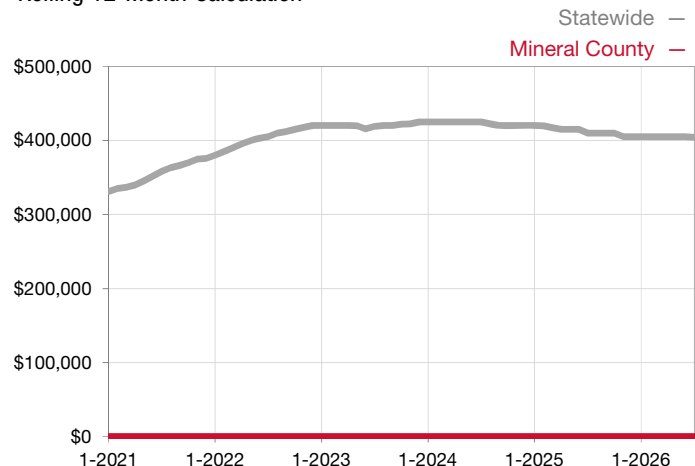
Townhouse/Condo	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent 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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Rio Grande County

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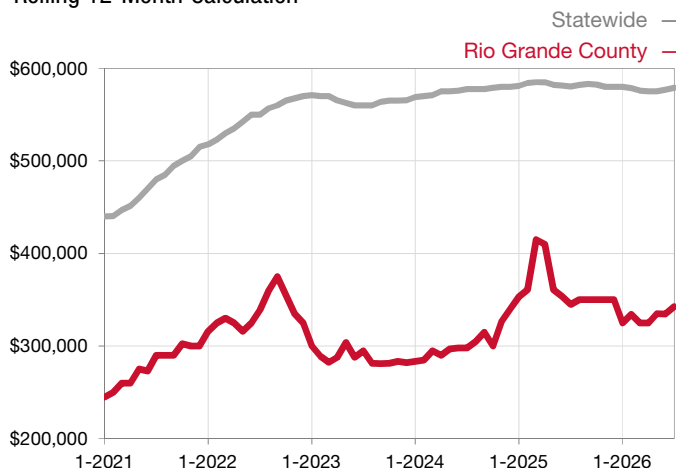
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	32	18	- 43.8%	145	131	- 9.7%
Sold Listings	15	19	+ 26.7%	61	81	+ 32.8%
Median Sales Price*	\$334,400	\$350,000	+ 4.7%	\$350,000	\$350,000	0.0%
Average Sales Price*	\$344,387	\$458,500	+ 33.1%	\$444,084	\$429,780	- 3.2%
Percent of List Price Received*	97.9%	95.5%	- 2.5%	95.7%	95.1%	- 0.6%
Days on Market Until Sale	86	123	+ 43.0%	139	136	- 2.2%
Inventory of Homes for Sale	107	87	- 18.7%	--	--	--
Months Supply of Inventory	11.6	7.6	- 34.5%	--	--	--

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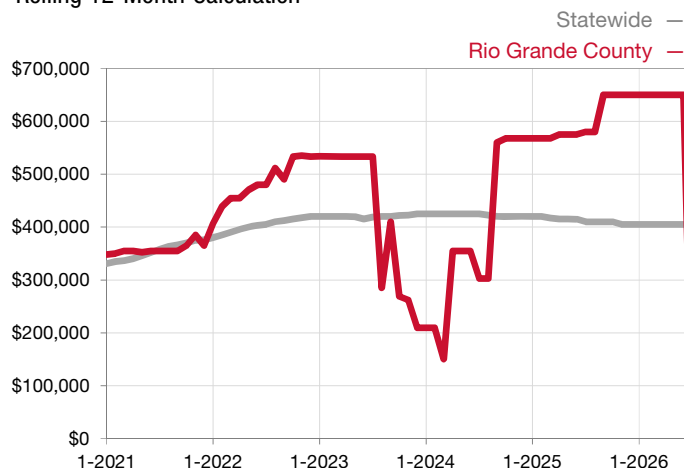
Townhouse/Condo	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	2	0	- 100.0%	3	2	- 33.3%
Sold Listings	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$650,000	\$0	- 100.0%	\$650,000	\$0	- 100.0%
Average Sales Price*	\$650,000	\$0	- 100.0%	\$650,000	\$0	- 100.0%
Percent of List Price Received*	96.3%	0.0%	- 100.0%	96.3%	0.0%	- 100.0%
Days on Market Until Sale	118	0	- 100.0%	118	0	- 100.0%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	1.3	0.0	- 100.0%	--	--	--

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Saguache County

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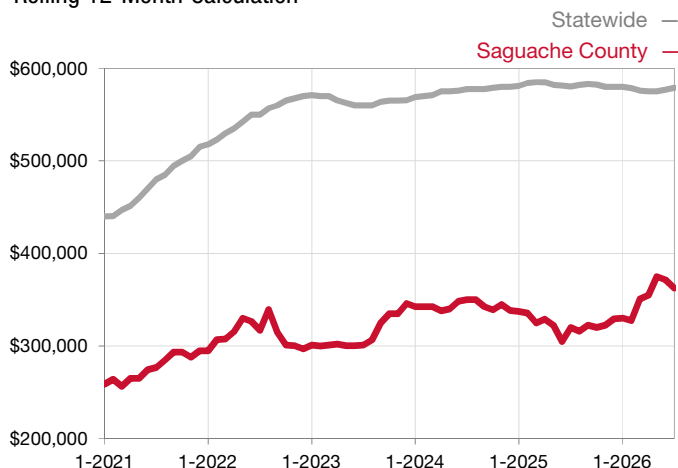
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	21	14	- 33.3%	122	119	- 2.5%
Sold Listings	11	11	0.0%	44	44	0.0%
Median Sales Price*	\$379,000	\$265,000	- 30.1%	\$307,000	\$362,500	+ 18.1%
Average Sales Price*	\$438,864	\$320,091	- 27.1%	\$331,360	\$352,305	+ 6.3%
Percent of List Price Received*	98.9%	97.4%	- 1.5%	96.2%	96.0%	- 0.2%
Days on Market Until Sale	86	95	+ 10.5%	94	117	+ 24.5%
Inventory of Homes for Sale	105	97	- 7.6%	--	--	--
Months Supply of Inventory	14.8	14.9	+ 0.7%	--	--	--

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Townhouse/Condo	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	2	0	- 100.0%	3	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	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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