

Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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Your Agent is a REALTOR®

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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.

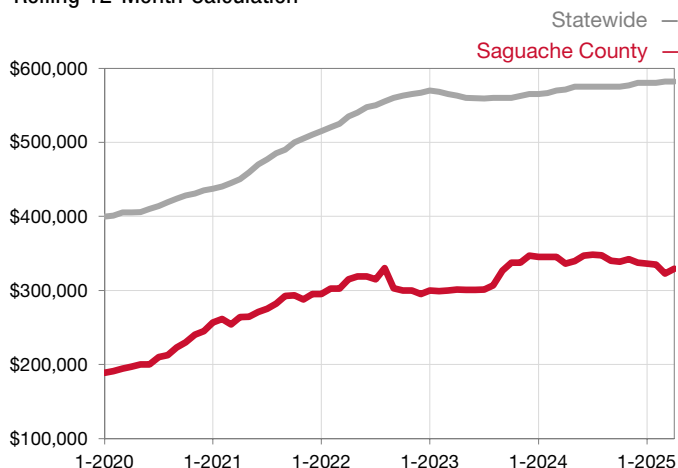
| Single Family | April | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| Key Metrics | 2024 | 2025 | Percent Change from Previous Year | Thru 04-2024 | Thru 04-2025 | Percent Change from Previous Year |
| New Listings | 16 | 14 | - 12.5% | 42 | 62 | + 47.6% |
| Sold Listings | 6 | 3 | - 50.0% | 21 | 24 | + 14.3% |
| Median Sales Price* | \$209,500 | \$429,500 | + 105.0% | \$330,000 | \$292,000 | - 11.5% |
| Average Sales Price* | \$621,500 | \$384,500 | - 38.1% | \$617,754 | \$307,077 | - 50.3% |
| Percent of List Price Received* | 92.1% | 99.6% | + 8.1% | 92.7% | 95.5% | + 3.0% |
| Days on Market Until Sale | 271 | 107 | - 60.5% | 173 | 115 | - 33.5% |
| Inventory of Homes for Sale | 68 | 77 | + 13.2% | -- | -- | -- |
| Months Supply of Inventory | 11.8 | 11.4 | - 3.4% | -- | -- | -- |

* 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 | April | | | Year to Date | | |
|---------------------------------|-------|-------------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2024 | 2025 | Percent Change from Previous Year | Thru 04-2024 | Thru 04-2025 | Percent Change from Previous Year |
| New Listings | 0 | 0 | -- | 0 | 1 | -- |
| 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 | 1 | -- | -- | -- | -- |
| 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

