

Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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.

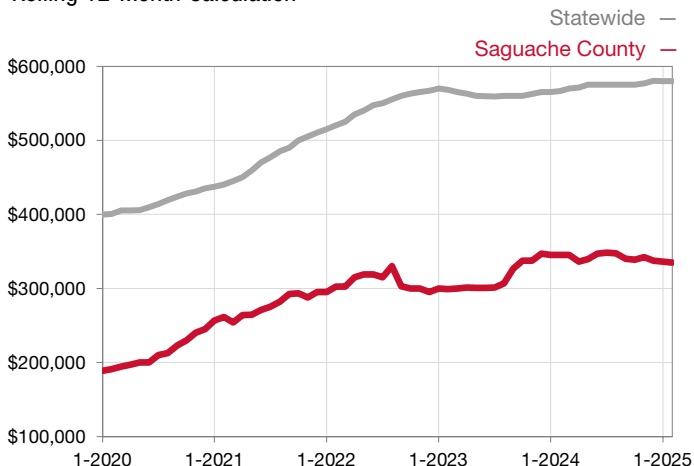
Single Family	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Key Metrics						
New Listings	7	4	- 42.9%	15	27	+ 80.0%
Sold Listings	5	7	+ 40.0%	11	12	+ 9.1%
Median Sales Price*	\$380,000	\$329,000	- 13.4%	\$300,000	\$320,500	+ 6.8%
Average Sales Price*	\$1,021,000	\$333,193	- 67.4%	\$679,545	\$348,946	- 48.7%
Percent of List Price Received*	87.4%	97.1%	+ 11.1%	91.4%	95.9%	+ 4.9%
Days on Market Until Sale	105	81	- 22.9%	117	107	- 8.5%
Inventory of Homes for Sale	55	59	+ 7.3%	--	--	--
Months Supply of Inventory	9.2	9.0	- 2.2%	--	--	--

* 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	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$360,000	\$0	- 100.0%	\$360,000	\$0	- 100.0%
Average Sales Price*	\$360,000	\$0	- 100.0%	\$360,000	\$0	- 100.0%
Percent of List Price Received*	95.0%	0.0%	- 100.0%	95.0%	0.0%	- 100.0%
Days on Market Until Sale	97	0	- 100.0%	97	0	- 100.0%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--

* 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

