

Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

Not all agents are the same!



Rio Grande 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.

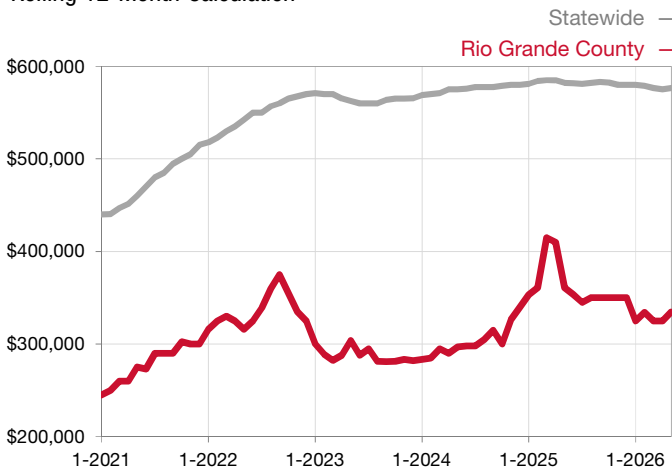
Single Family	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
New Listings	30	16	- 46.7%	86	82	- 4.7%
Sold Listings	10	13	+ 30.0%	38	46	+ 21.1%
Median Sales Price*	\$200,000	\$380,000	+ 90.0%	\$432,500	\$350,000	- 19.1%
Average Sales Price*	\$432,671	\$422,762	- 2.3%	\$468,742	\$419,601	- 10.5%
Percent of List Price Received*	93.6%	93.9%	+ 0.3%	95.0%	95.2%	+ 0.2%
Days on Market Until Sale	148	123	- 16.9%	149	140	- 6.0%
Inventory of Homes for Sale	84	78	- 7.1%	--	--	--
Months Supply of Inventory	9.7	7.4	- 23.7%	--	--	--

* 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	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
New Listings	0	0	--	1	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	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.7	3.0	+ 328.6%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

