

Local Market Update for April 2026

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

Not all agents 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.

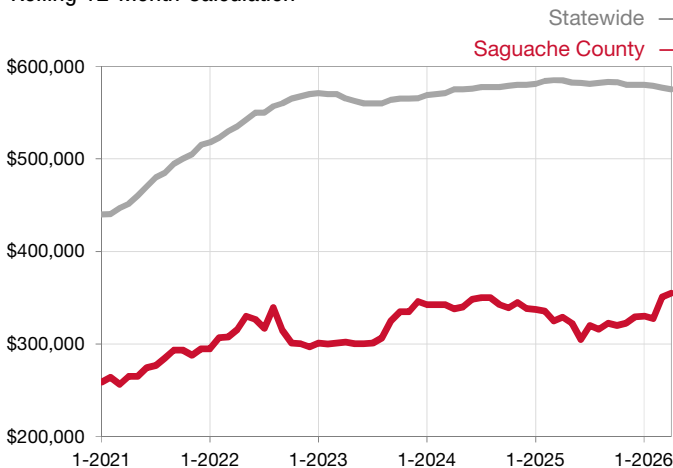
| Single Family | April | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2025 | 2026 | Percent Change from Previous Year | Thru 04-2025 | Thru 04-2026 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 14 | 28 | + 100.0% | 62 | 62 | 0.0% |
| Sold Listings | 3 | 6 | + 100.0% | 24 | 20 | - 16.7% |
| Median Sales Price* | \$429,500 | \$450,000 | + 4.8% | \$292,000 | \$366,500 | + 25.5% |
| Average Sales Price* | \$384,500 | \$511,000 | + 32.9% | \$307,077 | \$348,750 | + 13.6% |
| Percent of List Price Received* | 99.6% | 96.6% | - 3.0% | 95.5% | 96.0% | + 0.5% |
| Days on Market Until Sale | 107 | 65 | - 39.3% | 115 | 114 | - 0.9% |
| Inventory of Homes for Sale | 82 | 87 | + 6.1% | -- | -- | -- |
| Months Supply of Inventory | 12.1 | 14.1 | + 16.5% | -- | -- | -- |

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

| Townhouse/Condo | April | | | Year to Date | | |
|---------------------------------|-------|-------------|-----------------------------------|--------------|--------------|-----------------------------------|
| | 2025 | 2026 | Percent Change from Previous Year | Thru 04-2025 | Thru 04-2026 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| 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 | 0 | - 100.0% | -- | -- | -- |
| 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

