

Local Market Update for February 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.

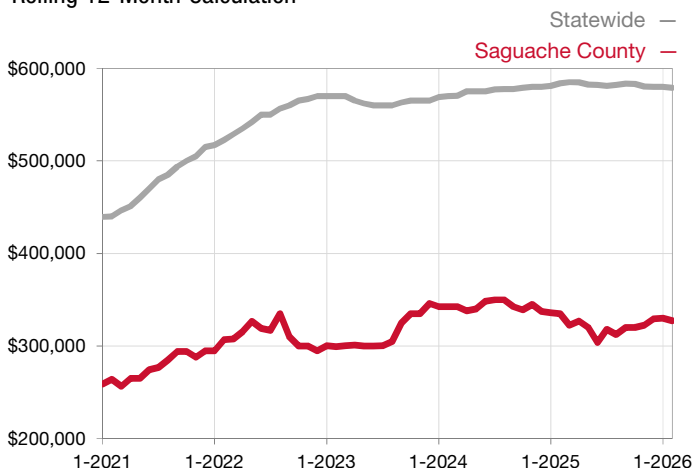
Single Family	February			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	4	10	+ 150.0%	28	19	- 32.1%
Sold Listings	7	3	- 57.1%	12	10	- 16.7%
Median Sales Price*	\$329,000	\$150,000	- 54.4%	\$320,500	\$209,000	- 34.8%
Average Sales Price*	\$333,193	\$135,333	- 59.4%	\$348,946	\$266,500	- 23.6%
Percent of List Price Received*	97.1%	94.3%	- 2.9%	95.9%	95.0%	- 0.9%
Days on Market Until Sale	81	109	+ 34.6%	107	139	+ 29.9%
Inventory of Homes for Sale	70	65	- 7.1%	--	--	--
Months Supply of Inventory	10.6	10.3	- 2.8%	--	--	--

* 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	February			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	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	--	--	--	--

* 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

