

# Local Market Update for July 2025

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

Key Metrics	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
New Listings	22	22	0.0%	111	123	+ 10.8%
Sold Listings	7	11	+ 57.1%	36	44	+ 22.2%
Median Sales Price*	\$275,000	<b>\$379,000</b>	+ 37.8%	\$337,500	<b>\$307,000</b>	- 9.0%
Average Sales Price*	\$451,643	<b>\$438,864</b>	- 2.8%	\$533,384	<b>\$331,360</b>	- 37.9%
Percent of List Price Received*	91.1%	<b>98.9%</b>	+ 8.6%	93.2%	<b>96.2%</b>	+ 3.2%
Days on Market Until Sale	138	86	- 37.7%	154	94	- 39.0%
Inventory of Homes for Sale	104	98	- 5.8%	--	--	--
Months Supply of Inventory	20.5	<b>13.8</b>	- 32.7%	--	--	--

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

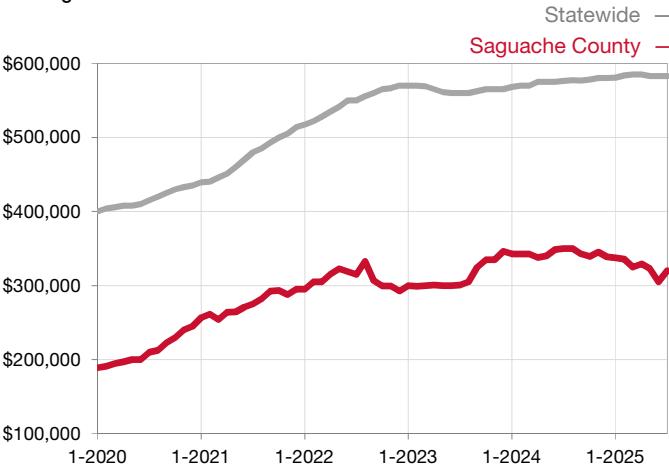
## Townhouse/Condo

Key Metrics	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
New Listings	0	2	--	0	3	--
Sold Listings	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$360,000	<b>\$0</b>	- 100.0%
Average Sales Price*	\$0	<b>\$0</b>	--	\$360,000	<b>\$0</b>	- 100.0%
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	95.0%	<b>0.0%</b>	- 100.0%
Days on Market Until Sale	0	0	--	97	0	- 100.0%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--

\* 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

