

Local Market Update for May 2026

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.

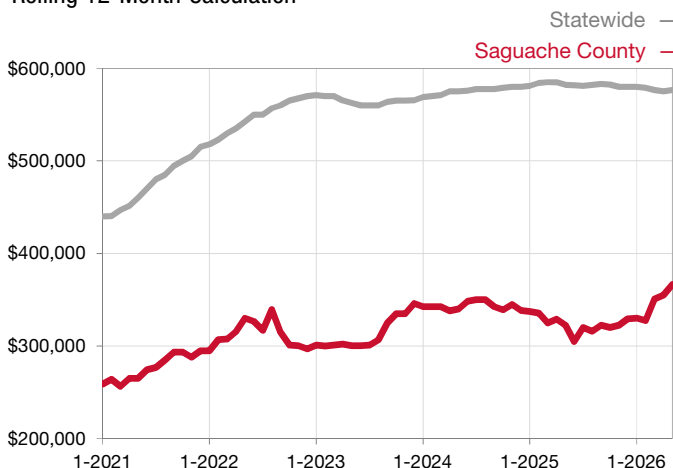
Single Family	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	24	20	- 16.7%	86	83	- 3.5%
Sold Listings	6	4	- 33.3%	30	24	- 20.0%
Median Sales Price*	\$283,750	\$379,000	+ 33.6%	\$292,000	\$368,000	+ 26.0%
Average Sales Price*	\$274,333	\$350,725	+ 27.8%	\$300,528	\$349,079	+ 16.2%
Percent of List Price Received*	96.1%	97.4%	+ 1.4%	95.6%	96.2%	+ 0.6%
Days on Market Until Sale	56	75	+ 33.9%	103	107	+ 3.9%
Inventory of Homes for Sale	95	92	- 3.2%	--	--	--
Months Supply of Inventory	13.6	15.3	+ 12.5%	--	--	--

* 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	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	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

