

Monthly Indicators



December 2025

Percent changes calculated using year-over-year comparisons.

New Listings decreased 52.0 percent to 24. Sold Listings increased 23.1 percent to 32. Active Listings grew 9.1 percent to 216 units.

Prices continued to gain traction. The Median Sales Price increased 44.7 percent to \$575,000. Days on Market was up 7.4 percent to 145 days. Buyers felt empowered as Months Supply of Inventory was up 8.2 percent to 6.6 months.

The national median existing-home price continued to climb, rising 1.2% from a year ago to \$409,200, according to NAR. This year-over-year increase—the 29th consecutive monthly gain—reflects ongoing tightness in housing supply. At the end of November, there were 1.43 million units for sale, down 5.9% from the previous month but up 7.5% from the same time last year, representing a 4.2-month supply at the current sales pace.

Activity Snapshot

+ 23.1% **+ 9.1%** **+ 44.7%**

One-Year Change in Sold Listings	One-Year Change in Active Listings	One-Year Change in Median Sold Price
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Residential real estate activity in Archuleta County composed of single-family properties, townhomes and condominiums combined. Percent changes are calculated using rounded figures.

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Market Overview

Key metrics by reported month and for year-to-date (YTD) starting from the first of the year.

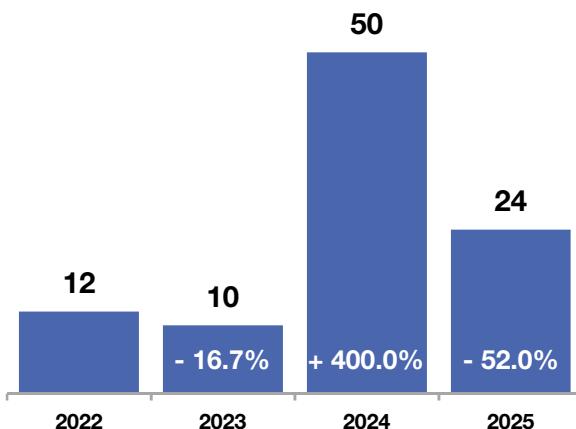


Key Metrics	Historical Sparkbars												12-2024	12-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
	8-2023	12-2023	4-2024	8-2024	12-2024	4-2025	8-2025	12-2025	8-2023	12-2023	4-2024	8-2024	12-2024	4-2025	8-2025	12-2025		
New Listings													50	24	- 52.0%	671	680	+ 1.3%
Pending Sales													18	17	- 5.6%	388	389	+ 0.3%
Sold Listings													26	32	+ 23.1%	391	395	+ 1.0%
Median Sold Price													\$397,250	\$575,000	+ 44.7%	\$590,000	\$570,000	- 3.4%
Avg. Sales Price													\$572,423	\$735,200	+ 28.4%	\$750,440	\$690,347	- 8.0%
Pct. of List Price Received													96.0%	96.0%	0.0%	96.7%	96.5%	- 0.2%
Days on Market													135	145	+ 7.4%	124	130	+ 4.8%
Cumulative Days on Market													164	165	+ 0.6%	134	152	+ 13.4%
Affordability Index													73	54	- 26.0%	49	54	+ 10.2%
Active Listings													198	216	+ 9.1%	--	--	--
Months Supply													6.1	6.6	+ 8.2%	--	--	--

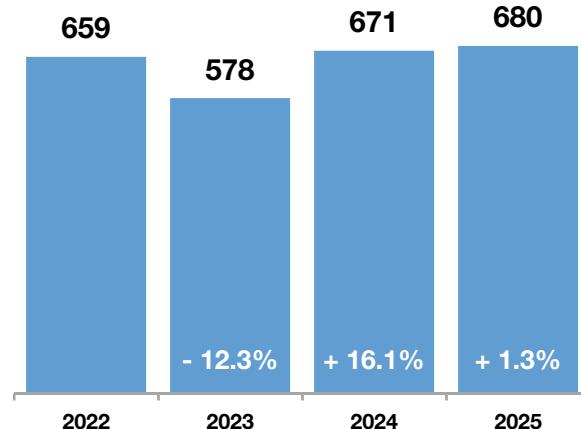
New Listings



December

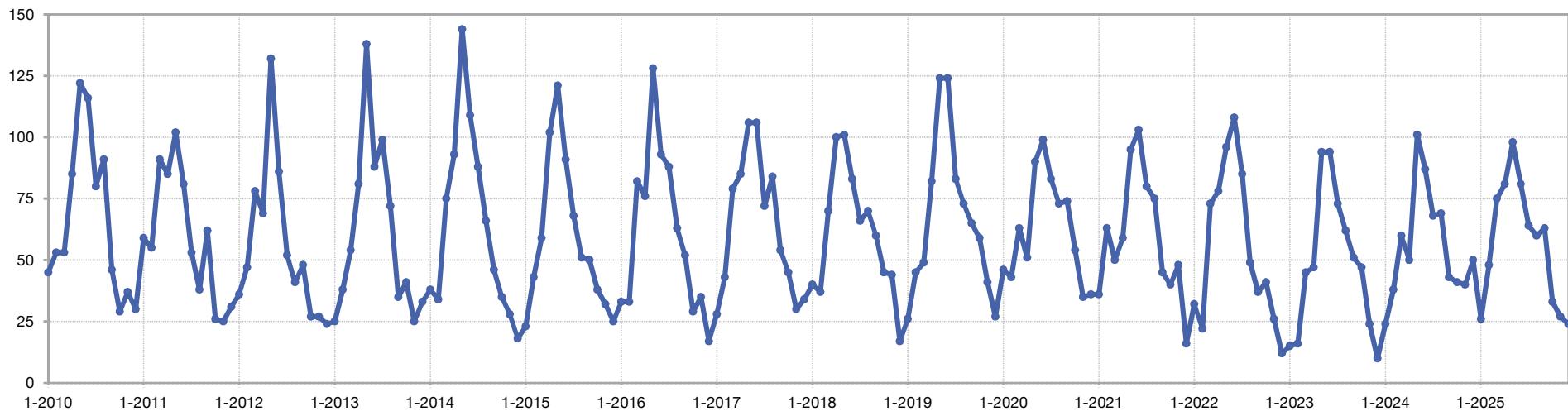


Year to Date



	New Listings	Percent Change from Previous Year
Jan-2025	26	+8.3%
Feb-2025	48	+26.3%
Mar-2025	75	+25.0%
Apr-2025	81	+62.0%
May-2025	98	-3.0%
Jun-2025	81	-6.9%
Jul-2025	64	-5.9%
Aug-2025	60	-13.0%
Sep-2025	63	+46.5%
Oct-2025	33	-19.5%
Nov-2025	27	-32.5%
Dec-2025	24	-52.0%

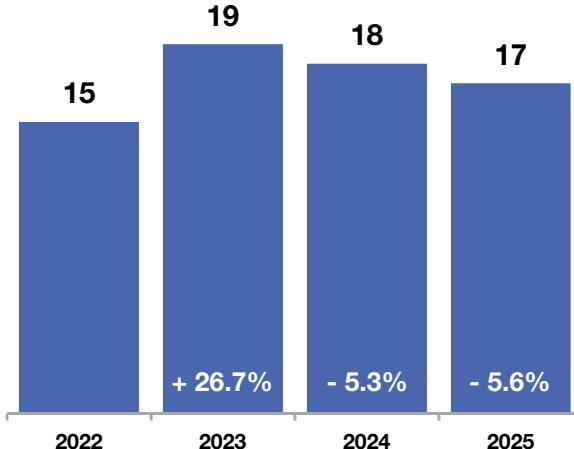
Historical New Listings by Month



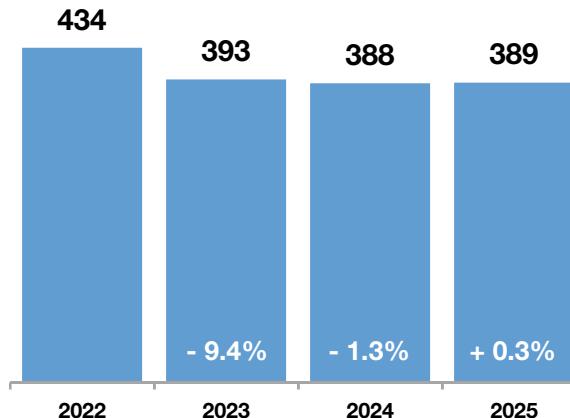
Pending Sales



December

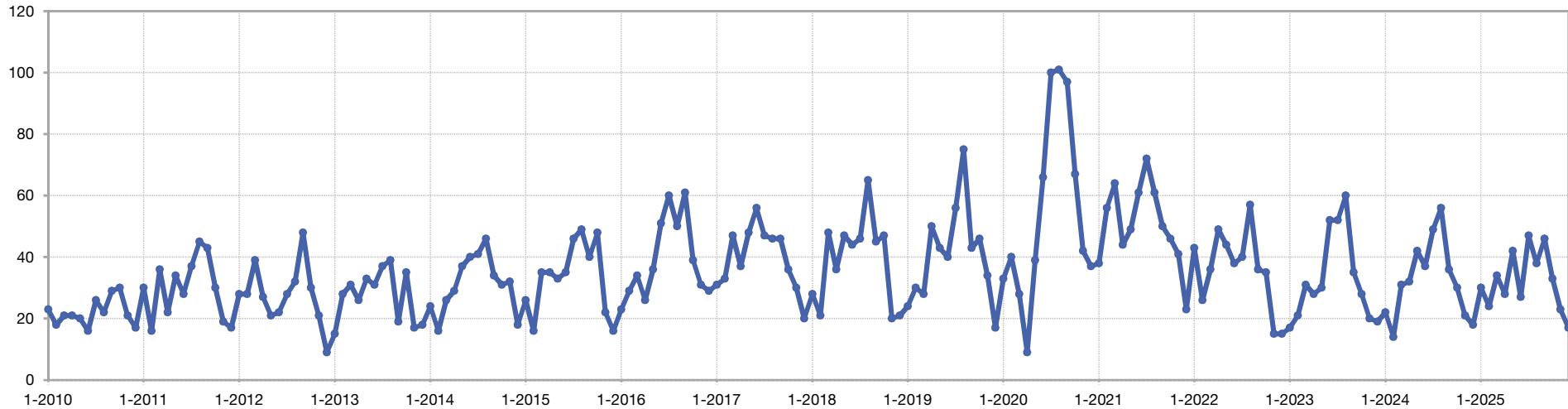


Year to Date



	Pending Sales	Percent Change from Previous Year
Jan-2025	30	+36.4%
Feb-2025	24	+71.4%
Mar-2025	34	+9.7%
Apr-2025	28	-12.5%
May-2025	42	0.0%
Jun-2025	27	-27.0%
Jul-2025	47	-4.1%
Aug-2025	38	-32.1%
Sep-2025	46	+27.8%
Oct-2025	33	+10.0%
Nov-2025	23	+9.5%
Dec-2025	17	-5.6%

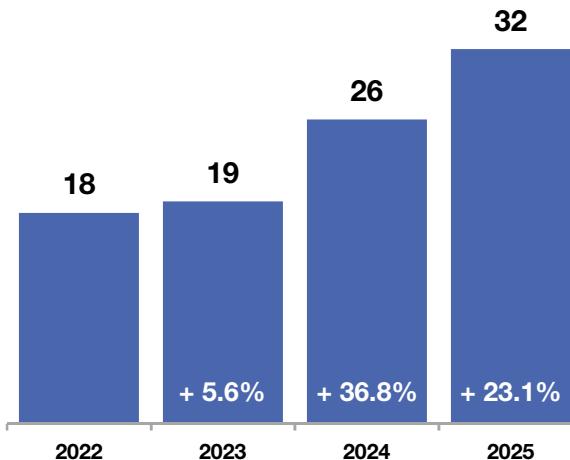
Historical Pending Sales by Month



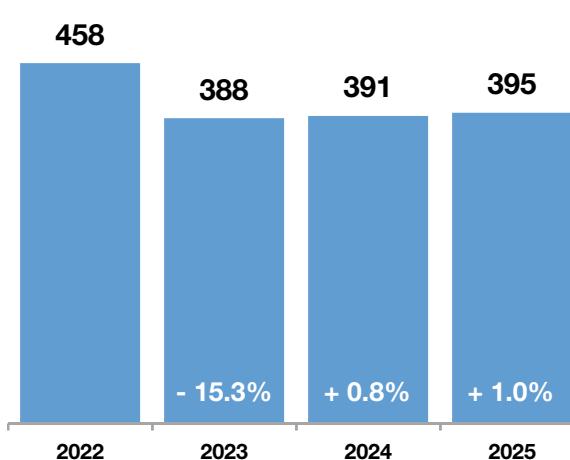
Sold Listings



December

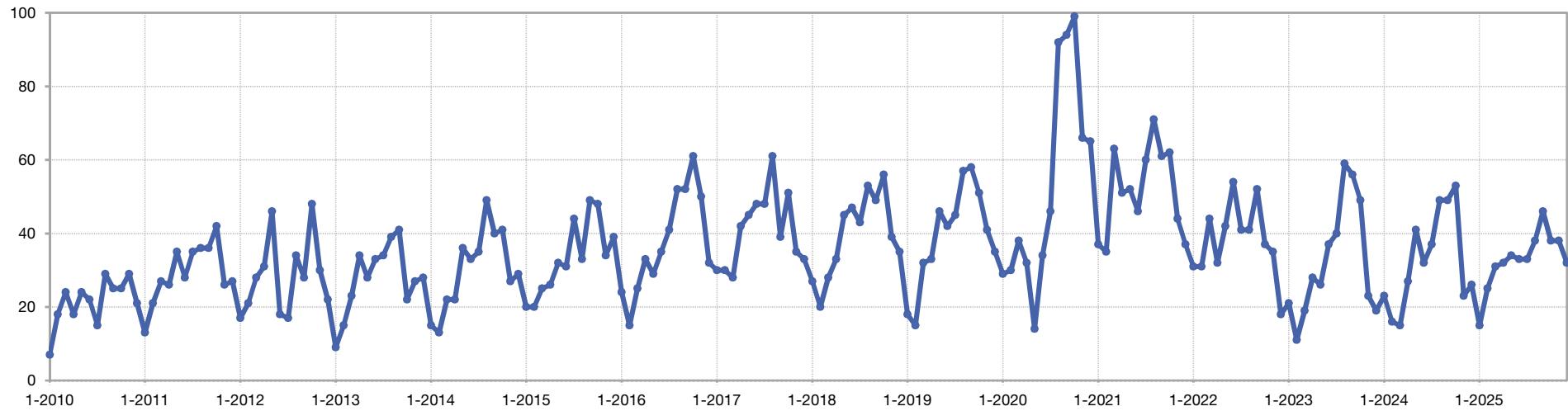


Year to Date



	Sold Listings	Percent Change from Previous Year
Jan-2025	15	-34.8%
Feb-2025	25	+56.3%
Mar-2025	31	+106.7%
Apr-2025	32	+18.5%
May-2025	34	-17.1%
Jun-2025	33	+3.1%
Jul-2025	33	-10.8%
Aug-2025	38	-22.4%
Sep-2025	46	-6.1%
Oct-2025	38	-28.3%
Nov-2025	38	+65.2%
Dec-2025	32	+23.1%

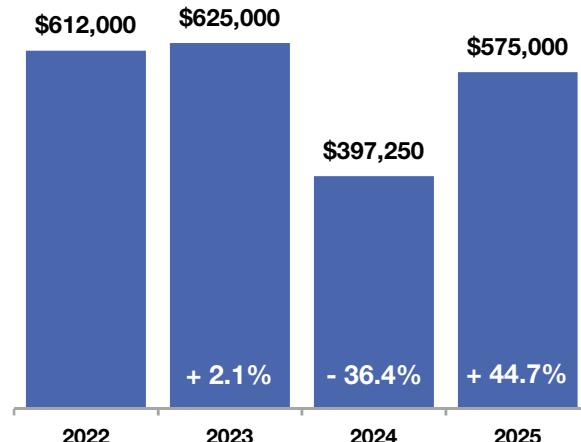
Historical Sold Listings by Month



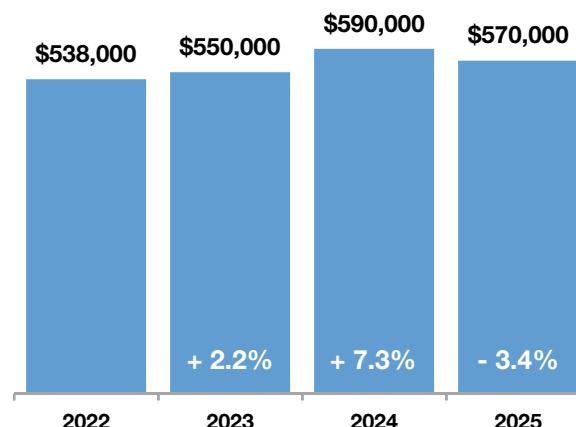
Median Sold Price



December

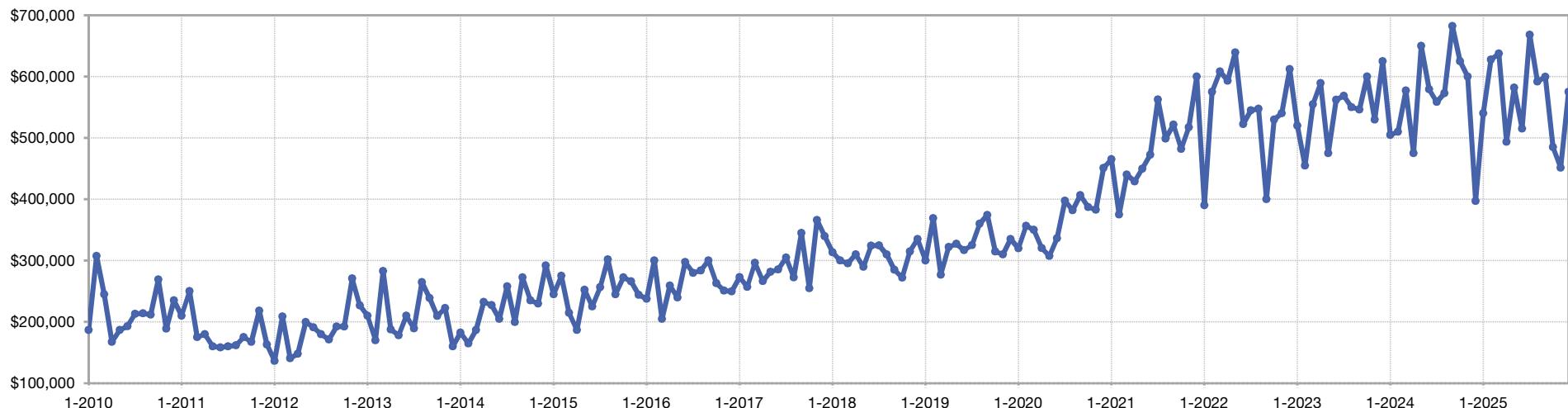


Year to Date



	Median Sold Price	Percent Change from Previous Year
Jan-2025	\$540,000	+6.9%
Feb-2025	\$627,500	+23.1%
Mar-2025	\$637,527	+10.4%
Apr-2025	\$493,500	+3.9%
May-2025	\$582,040	-10.5%
Jun-2025	\$515,000	-11.1%
Jul-2025	\$668,000	+19.6%
Aug-2025	\$592,000	+3.3%
Sep-2025	\$599,500	-12.2%
Oct-2025	\$485,000	-22.4%
Nov-2025	\$451,500	-24.8%
Dec-2025	\$575,000	+44.7%

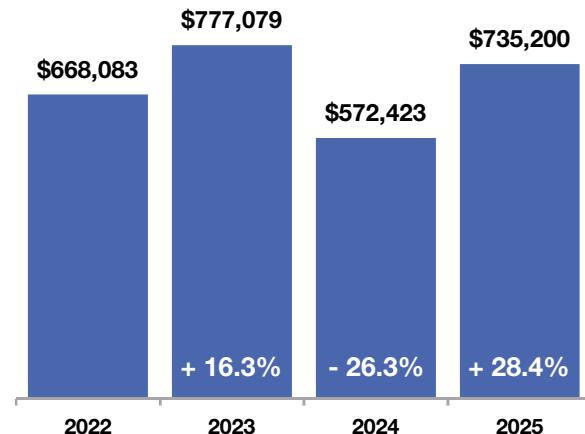
Historical Median Sold Price by Month



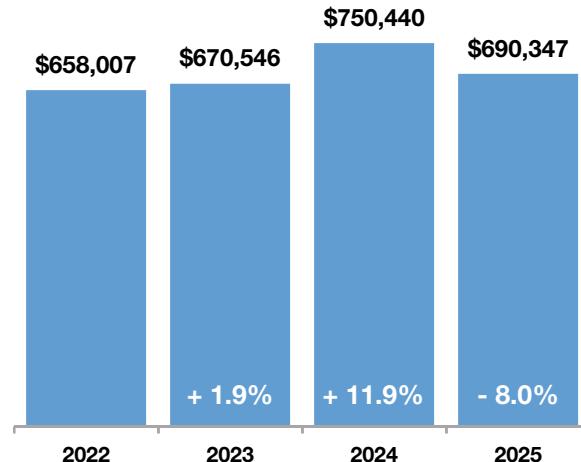
Average Sold Price



December

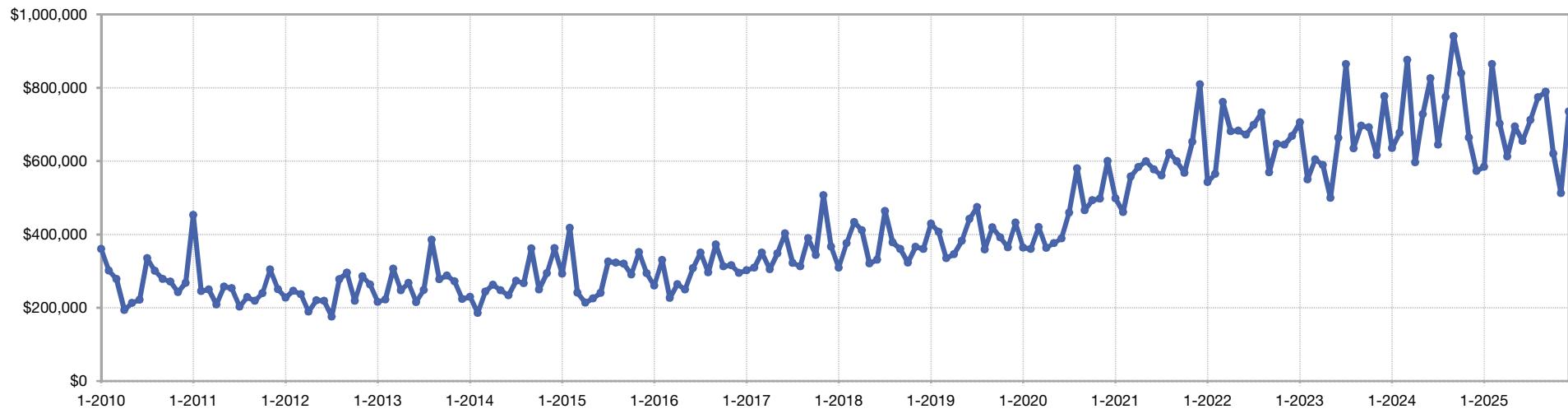


Year to Date



	Avg. Sales Price	Percent Change from Previous Year
Jan-2025	\$584,460	-8.0%
Feb-2025	\$864,268	+27.7%
Mar-2025	\$702,235	-19.8%
Apr-2025	\$612,231	+2.7%
May-2025	\$693,810	-4.6%
Jun-2025	\$654,667	-20.7%
Jul-2025	\$712,275	+10.5%
Aug-2025	\$774,102	-0.0%
Sep-2025	\$788,622	-16.1%
Oct-2025	\$619,986	-26.1%
Nov-2025	\$512,526	-22.8%
Dec-2025	\$735,200	+28.4%

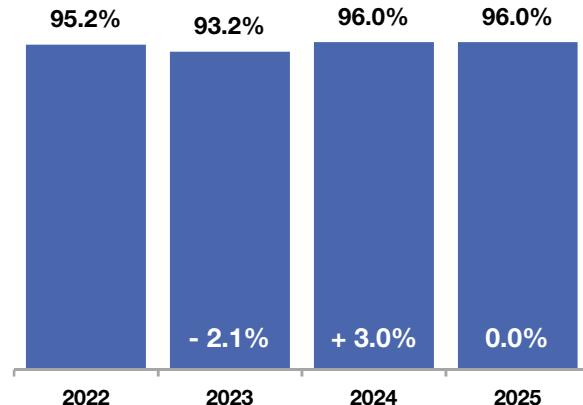
Historical Average Sold Price by Month



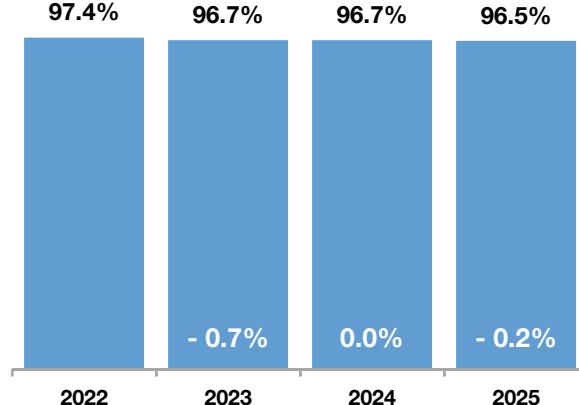
Percent of List Price Received



December

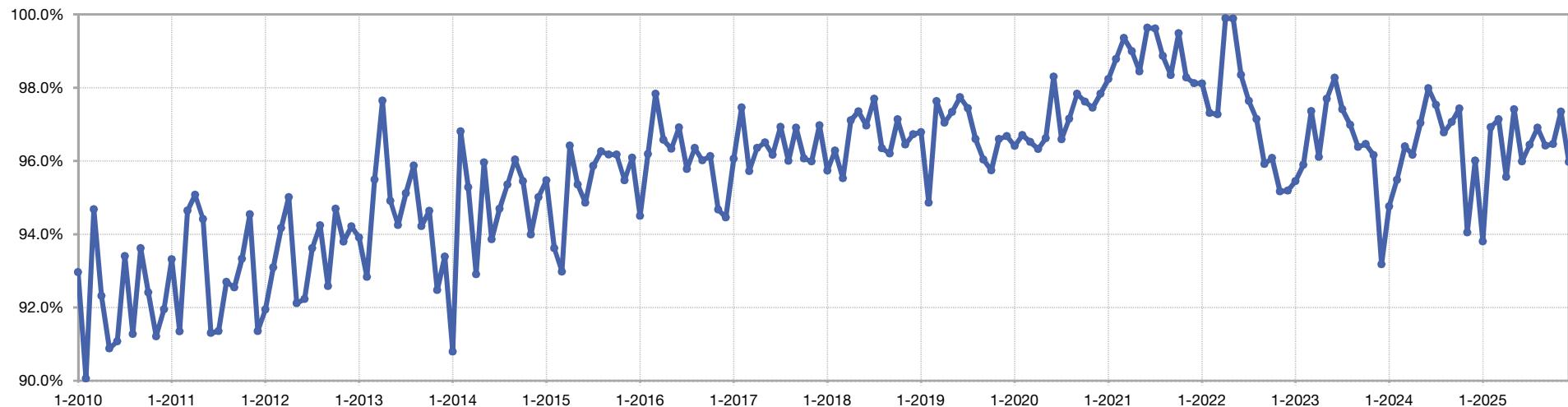


Year to Date



	Percent of List Price Received	Percent Change from Previous Year
Jan-2025	93.8%	-1.1%
Feb-2025	96.9%	+1.5%
Mar-2025	97.1%	+0.7%
Apr-2025	95.6%	-0.6%
May-2025	97.4%	+0.4%
Jun-2025	96.0%	-2.0%
Jul-2025	96.4%	-1.1%
Aug-2025	96.9%	+0.1%
Sep-2025	96.4%	-0.7%
Oct-2025	96.5%	-0.9%
Nov-2025	97.3%	+3.5%
Dec-2025	96.0%	0.0%

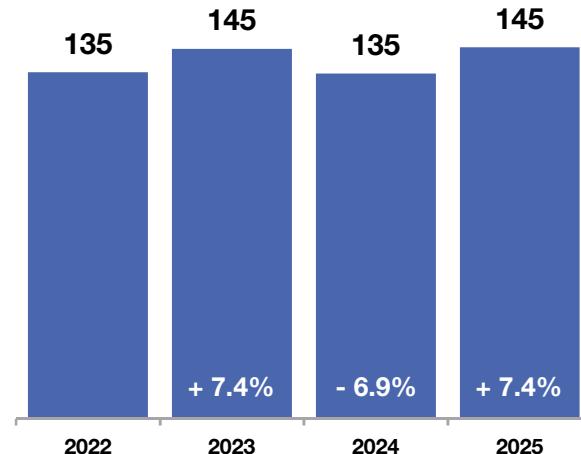
Historical Percent of List Price Received by Month



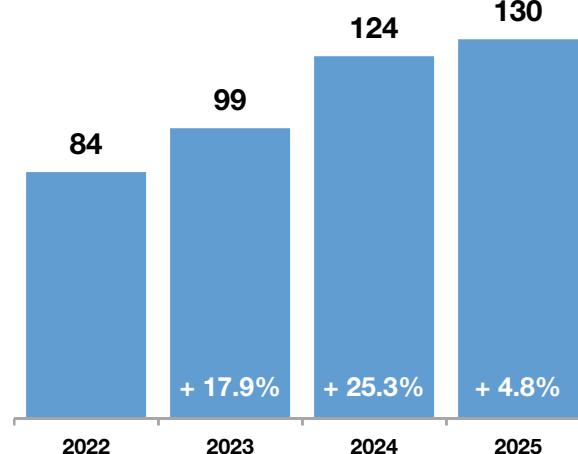
Days on Market Until Sale



December

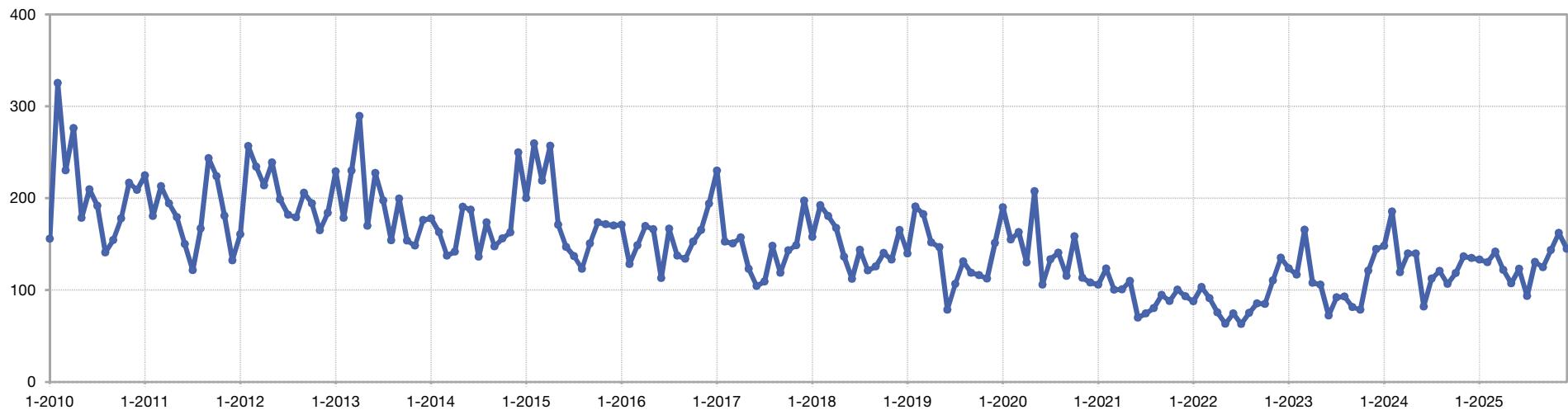


Year to Date



	Days on Market	Percent Change from Previous Year
Jan-2025	133	-10.1%
Feb-2025	130	-29.7%
Mar-2025	142	+19.3%
Apr-2025	122	-12.9%
May-2025	107	-23.6%
Jun-2025	123	+50.0%
Jul-2025	93	-17.0%
Aug-2025	130	+7.4%
Sep-2025	125	+16.8%
Oct-2025	143	+21.2%
Nov-2025	162	+18.2%
Dec-2025	145	+7.4%

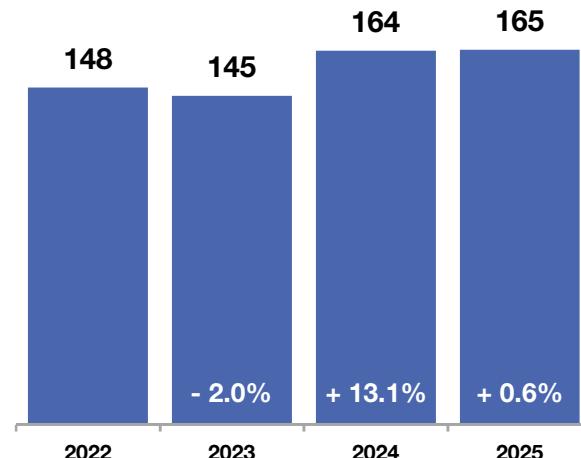
Historical Days on Market Until Sale by Month



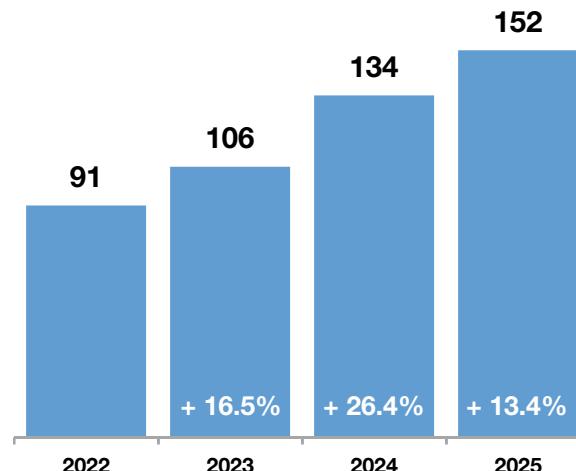
Cumulative Days on Market Until Sale



December

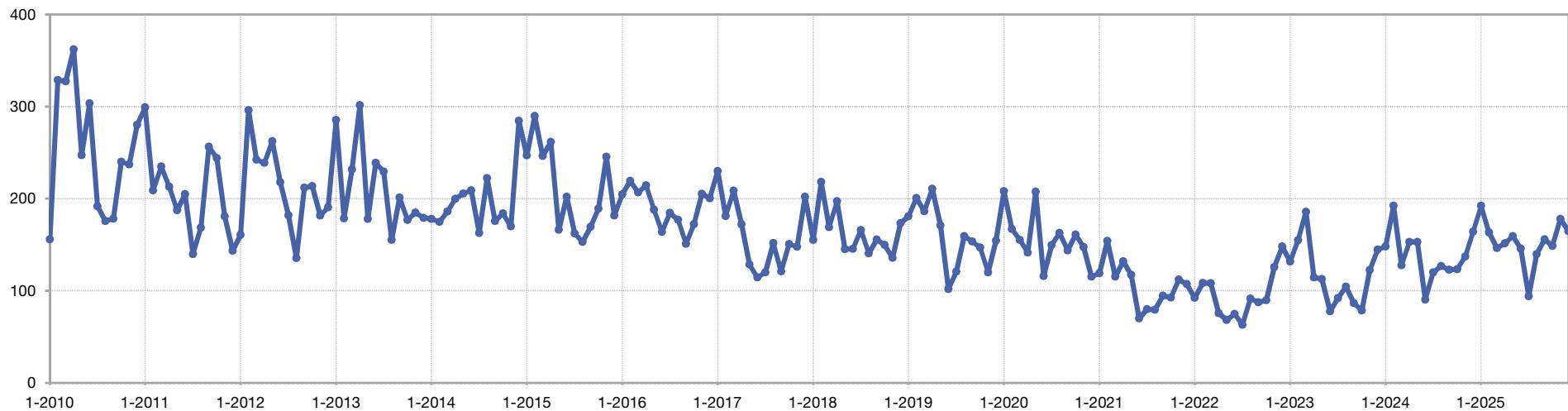


Year to Date



	Cumulative Days on Market	Percent Change from Previous Year
Jan-2025	192	+29.7%
Feb-2025	163	-15.1%
Mar-2025	146	+14.1%
Apr-2025	151	-1.3%
May-2025	159	+3.9%
Jun-2025	146	+62.2%
Jul-2025	94	-21.7%
Aug-2025	140	+10.2%
Sep-2025	156	+26.8%
Oct-2025	149	+21.1%
Nov-2025	178	+29.9%
Dec-2025	165	+0.6%

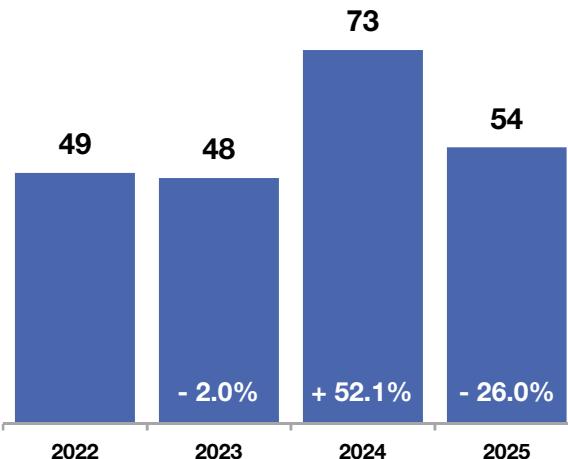
Historical Cumulative Days on Market Until Sale by Month



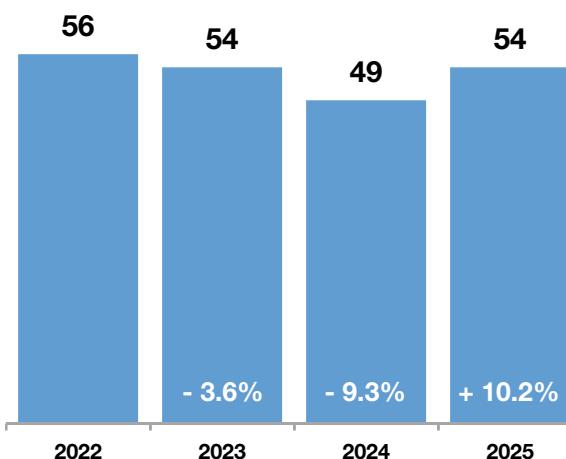
Housing Affordability Index



December

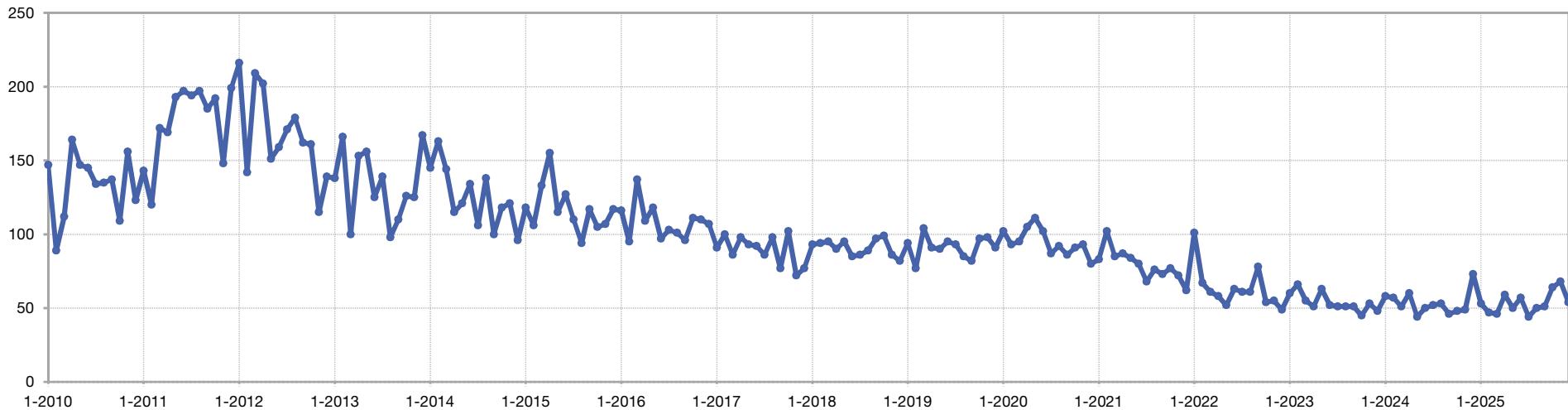


Year to Date



	Affordability Index	Percent Change from Previous Year
Jan-2025	53	-8.6%
Feb-2025	47	-17.5%
Mar-2025	46	-9.8%
Apr-2025	59	-1.7%
May-2025	50	+13.6%
Jun-2025	57	+14.0%
Jul-2025	44	-15.4%
Aug-2025	50	-5.7%
Sep-2025	51	+10.9%
Oct-2025	64	+33.3%
Nov-2025	68	+38.8%
Dec-2025	54	-26.0%

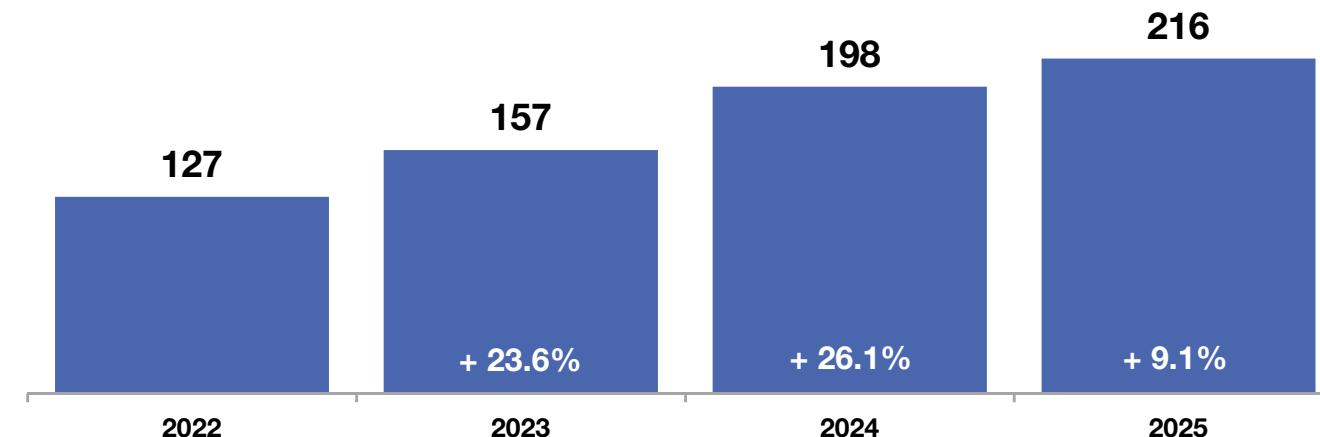
Historical Housing Affordability Index by Month



Inventory of Active Listings

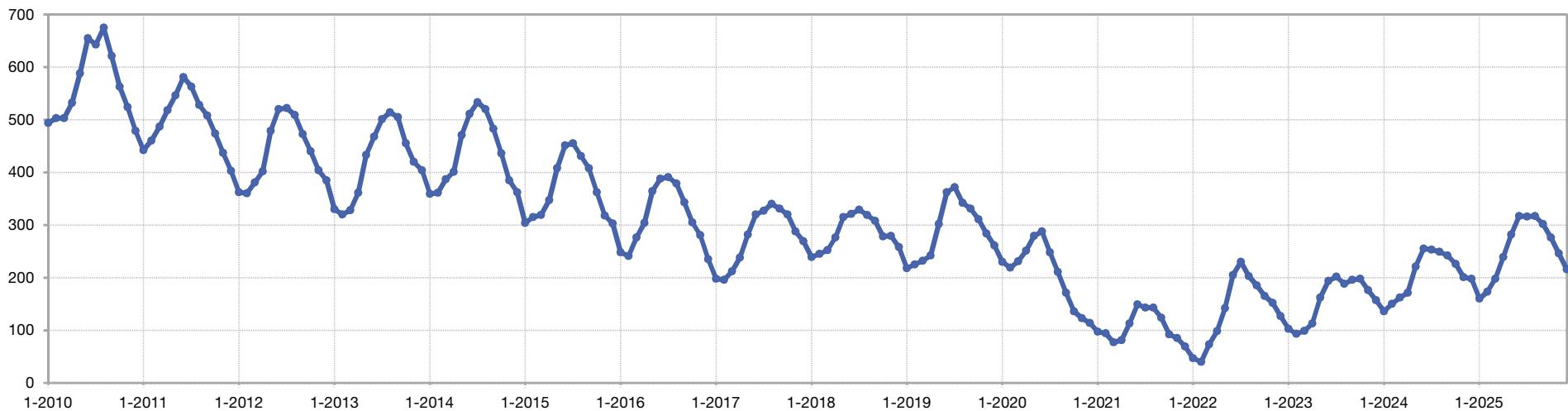


December



	Active Listings	Percent Change from Previous Year
Jan-2025	160	+17.6%
Feb-2025	173	+15.3%
Mar-2025	198	+22.2%
Apr-2025	239	+39.8%
May-2025	282	+27.6%
Jun-2025	317	+24.3%
Jul-2025	316	+24.9%
Aug-2025	317	+27.3%
Sep-2025	302	+24.8%
Oct-2025	276	+22.1%
Nov-2025	246	+22.4%
Dec-2025	216	+9.1%

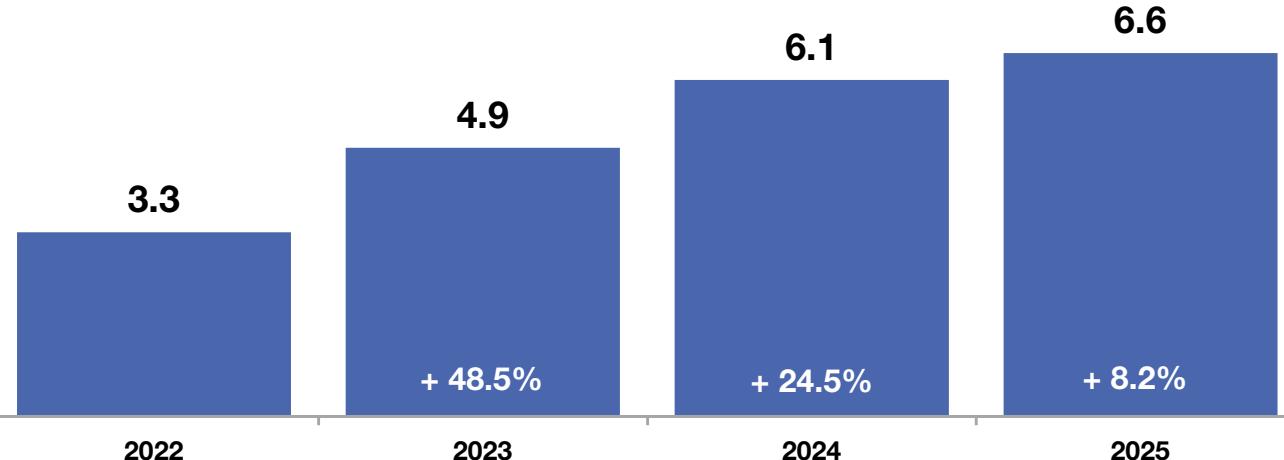
Historical Inventory of Active Listings by Month



Months Supply of Inventory

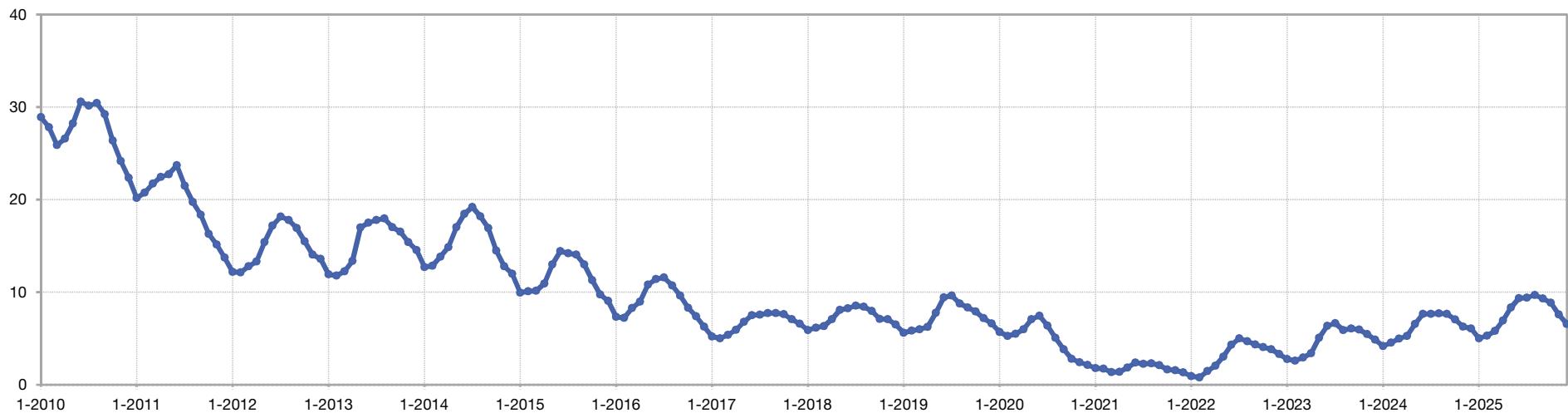


December



	Months Supply	Percent Change from Previous Year
Jan-2025	5.0	+19.0%
Feb-2025	5.3	+15.2%
Mar-2025	5.8	+16.0%
Apr-2025	6.9	+30.2%
May-2025	8.3	+27.7%
Jun-2025	9.3	+20.8%
Jul-2025	9.4	+23.7%
Aug-2025	9.7	+26.0%
Sep-2025	9.3	+22.4%
Oct-2025	8.9	+25.4%
Nov-2025	7.6	+20.6%
Dec-2025	6.6	+8.2%

Historical Months Supply of Inventory by Month

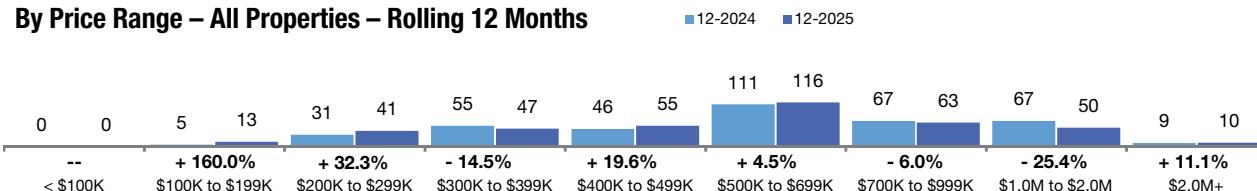


Sold Listings

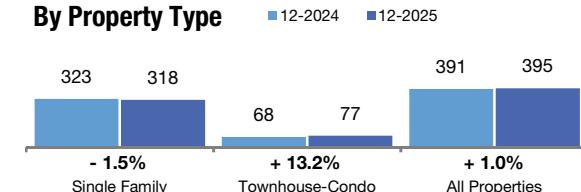
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	12-2024	12-2025	Change	12-2024	12-2025	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	5	9	+ 80.0%	0	4	--
\$200,000 to \$299,999	16	12	- 25.0%	15	29	+ 93.3%
\$300,000 to \$399,999	33	30	- 9.1%	22	17	- 22.7%
\$400,000 to \$499,999	38	46	+ 21.1%	8	9	+ 12.5%
\$500,000 to \$699,999	88	99	+ 12.5%	23	17	- 26.1%
\$700,000 to \$999,999	67	62	- 7.5%	0	1	--
\$1,000,000 to \$1,999,999	67	50	- 25.4%	0	0	--
\$2,000,000 and Above	9	10	+ 11.1%	0	0	--
All Price Ranges	323	318	- 1.5%	68	77	+ 13.2%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	11-2025	12-2025	Change	11-2025	12-2025	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	1	1	0.0%	0	1	--
\$200,000 to \$299,999	3	0	- 100.0%	12	1	- 91.7%
\$300,000 to \$399,999	2	2	0.0%	0	2	--
\$400,000 to \$499,999	2	1	- 50.0%	0	0	--
\$500,000 to \$699,999	9	14	+ 55.6%	0	0	--
\$700,000 to \$999,999	6	3	- 50.0%	0	0	--
\$1,000,000 to \$1,999,999	3	6	+ 100.0%	0	0	--
\$2,000,000 and Above	0	1	--	0	0	--
11-2025	26	28	+ 7.7%	12	4	- 66.7%

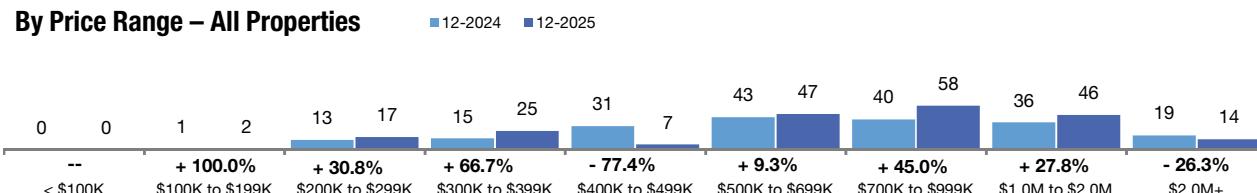
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	12-2024	12-2025	Change	12-2024	12-2025	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	5	9	+ 80.0%	0	4	--
\$200,000 to \$299,999	16	12	- 25.0%	15	29	+ 93.3%
\$300,000 to \$399,999	33	30	- 9.1%	22	17	- 22.7%
\$400,000 to \$499,999	38	46	+ 21.1%	8	9	+ 12.5%
\$500,000 to \$699,999	88	99	+ 12.5%	23	17	- 26.1%
\$700,000 to \$999,999	67	62	- 7.5%	0	1	--
\$1,000,000 to \$1,999,999	67	50	- 25.4%	0	0	--
\$2,000,000 and Above	9	10	+ 11.1%	0	0	--
All Price Ranges	323	318	- 1.5%	68	77	+ 13.2%

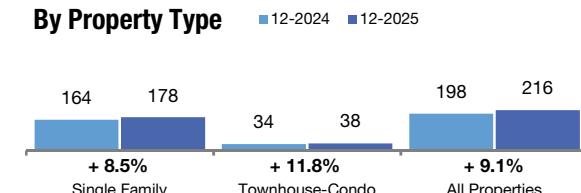
Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

By Price Range – All Properties



By Property Type



Year over Year

By Price Range	Single Family			Townhouse-Condo		
	12-2024	12-2025	Change	12-2024	12-2025	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	1	1	0.0%	0	1	--
\$200,000 to \$299,999	5	8	+ 60.0%	8	9	+ 12.5%
\$300,000 to \$399,999	8	12	+ 50.0%	7	13	+ 85.7%
\$400,000 to \$499,999	21	5	- 76.2%	10	2	- 80.0%
\$500,000 to \$699,999	36	37	+ 2.8%	7	10	+ 42.9%
\$700,000 to \$999,999	38	55	+ 44.7%	2	3	+ 50.0%
\$1,000,000 to \$1,999,999	36	46	+ 27.8%	0	0	--
\$2,000,000 and Above	19	14	- 26.3%	0	0	--
All Price Ranges	164	178	+ 8.5%	34	38	+ 11.8%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	11-2025	12-2025	Change	11-2025	12-2025	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	2	1	- 50.0%	1	1	0.0%
\$200,000 to \$299,999	7	8	+ 14.3%	11	9	- 18.2%
\$300,000 to \$399,999	14	12	- 14.3%	14	13	- 7.1%
\$400,000 to \$499,999	8	5	- 37.5%	2	2	0.0%
\$500,000 to \$699,999	36	37	+ 2.8%	11	10	- 9.1%
\$700,000 to \$999,999	63	55	- 12.7%	3	3	0.0%
\$1,000,000 to \$1,999,999	57	46	- 19.3%	1	0	- 100.0%
\$2,000,000 and Above	16	14	- 12.5%	0	0	--
11-2025	203	178	- 12.3%	43	38	- 11.6%

Year to Date

By Price Range	Single Family			Townhouse-Condo		
	12-2024	12-2025	Change	12-2024	12-2025	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	1	1	0.0%	0	1	--
\$200,000 to \$299,999	5	8	+ 60.0%	8	9	+ 12.5%
\$300,000 to \$399,999	8	12	+ 50.0%	7	13	+ 85.7%
\$400,000 to \$499,999	21	5	- 76.2%	10	2	- 80.0%
\$500,000 to \$699,999	36	37	+ 2.8%	11	10	- 9.1%
\$700,000 to \$999,999	38	55	+ 44.7%	2	3	+ 50.0%
\$1,000,000 to \$1,999,999	36	46	+ 27.8%	0	0	--
\$2,000,000 and Above	19	14	- 26.3%	0	0	--
12-2024	164	178	+ 8.5%	34	38	+ 11.8%

There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.

Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®



New Listings	A measure of how much new supply is coming onto the market from sellers.
Pending Sales	A count of all the listings that went into Pending during the reported period. Pending listings are counted at the end of the reported period. Each listing can only be counted one time. If a listing goes into Pending, out of Pending, then back into Pending all in one reported period, this listing would only be counted once. This is the most real-time measure possible for home buyer activity, as it measures signed contracts on sales rather than the actual closed sale. As such, it is called a "leading indicator" of buyer demand.
Sold Listings	A measure of home sales that were closed to completion during the report period.
Median Sold Price	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
Average Sold Price	A sum of all home sales prices divided by total number of sales.
Percent of List Price Received	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
Days on Market Until Sale	A measure of how long it takes homes to sell, on average.
Housing Affordability Index	A measure of how affordable a region's housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.
Inventory of Active Listings	A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.
Months Supply of Inventory	A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale, given current levels of home sales. A balanced market ranges from 4 to 7 months of supply. A buyer's market has a higher number, reflecting fewer buyers relative to homes for sale. A seller's market has a lower number, reflecting more buyers relative to homes for sale.