

Monthly Indicators



April 2026

Percent changes calculated using year-over-year comparisons.

New Listings increased 42.2 percent to 91. Sold Listings decreased 17.9 percent to 23. Active Listings grew 16.3 percent to 264 units.

Prices continued to gain traction. The Median Sales Price increased 17.8 percent to \$605,000. Days on Market was up 3.8 percent to 136 days. Buyers felt empowered as Months Supply of Inventory was up 29.6 percent to 9.2 months.

Nationally, the median existing-home price rose 1.4% from a year earlier to \$408,800, marking the 33rd consecutive month of year-over-year price increases as limited inventory continued to put upward pressure on prices, NAR said. There were 1.36 million homes for sale heading into April, up 2.3% from a year earlier, representing a 4.1-month supply at the current sales pace.

Activity Snapshot

- 17.9% **+ 16.3%** **+ 17.8%**

One-Year Change in **Sold Listings** One-Year Change in **Active Listings** One-Year Change in **Median Sold Price**

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



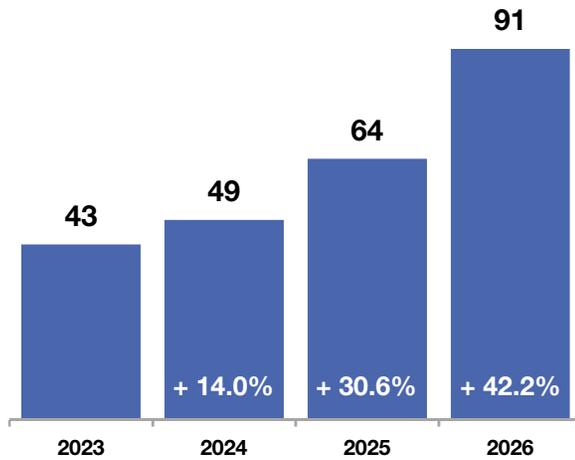
Key metrics by reported month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		64	91	+ 42.2%	208	263	+ 26.4%
Pending Sales		23	30	+ 30.4%	104	107	+ 2.9%
Sold Listings		28	23	- 17.9%	94	82	- 12.8%
Median Sold Price		\$513,500	\$605,000	+ 17.8%	\$561,000	\$636,250	+ 13.4%
Avg. Sales Price		\$642,907	\$776,563	+ 20.8%	\$714,450	\$716,228	+ 0.2%
Pct. of List Price Received		96.2%	97.2%	+ 1.0%	96.3%	95.6%	- 0.7%
Days on Market		131	136	+ 3.8%	138	147	+ 6.5%
Cumulative Days on Market		165	167	+ 1.2%	168	175	+ 4.2%
Affordability Index		64	57	- 10.9%	58	54	- 6.9%
Active Listings		227	264	+ 16.3%	--	--	--
Months Supply		7.1	9.2	+ 29.6%	--	--	--

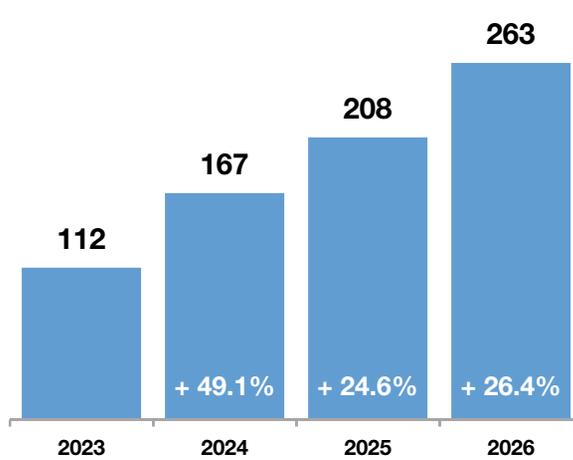
New Listings



April

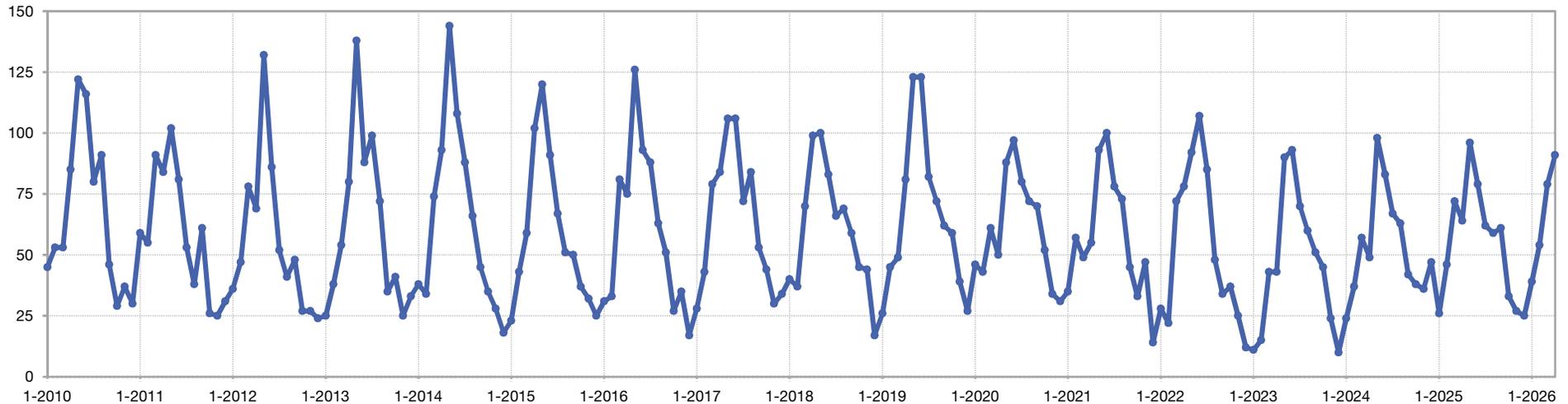


Year to Date



	New Listings	Percent Change from Previous Year
May-2025	96	-2.0%
Jun-2025	79	-4.8%
Jul-2025	62	-7.5%
Aug-2025	59	-6.3%
Sep-2025	61	+45.2%
Oct-2025	33	-13.2%
Nov-2025	27	-25.0%
Dec-2025	25	-46.8%
Jan-2026	39	+50.0%
Feb-2026	54	+17.4%
Mar-2026	79	+9.7%
Apr-2026	91	+42.2%

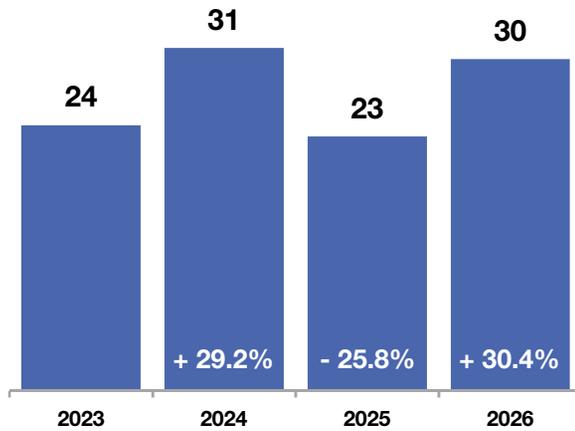
Historical New Listings by Month



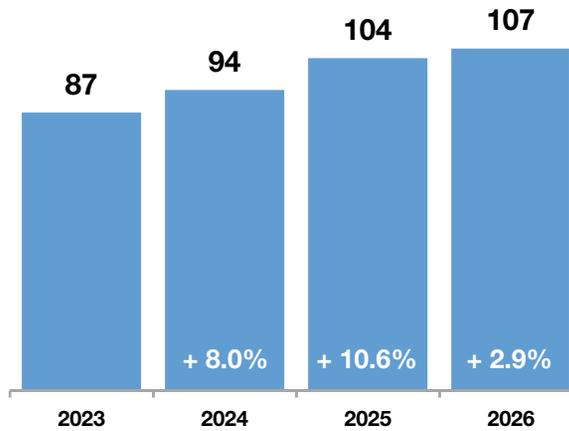
Pending Sales



April

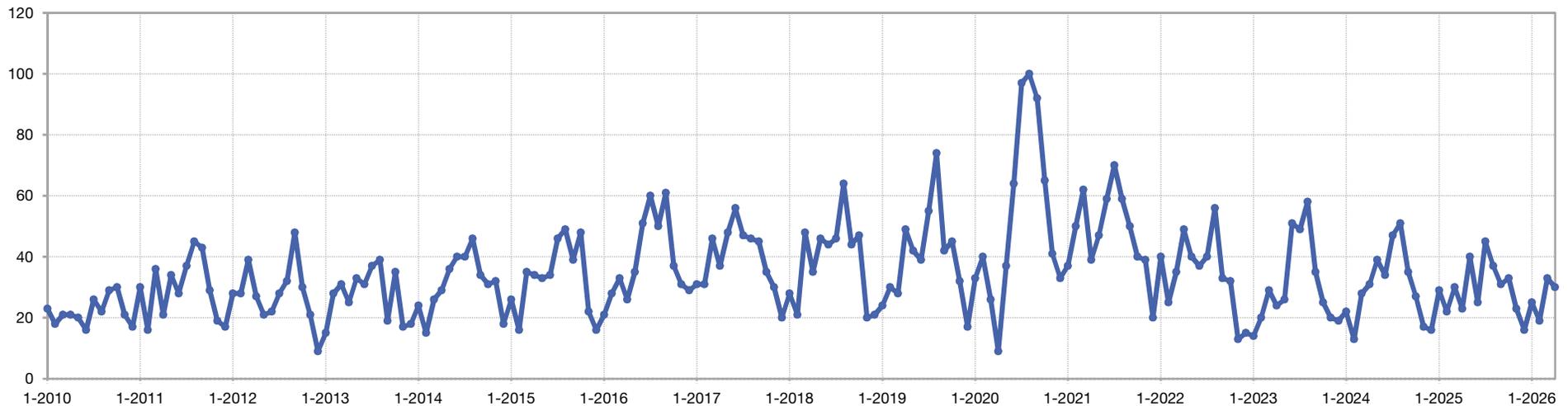


Year to Date



	Pending Sales	Percent Change from Previous Year
May-2025	40	+2.6%
Jun-2025	25	-26.5%
Jul-2025	45	-4.3%
Aug-2025	37	-27.5%
Sep-2025	31	-11.4%
Oct-2025	33	+22.2%
Nov-2025	23	+35.3%
Dec-2025	16	0.0%
Jan-2026	25	-13.8%
Feb-2026	19	-13.6%
Mar-2026	33	+10.0%
Apr-2026	30	+30.4%

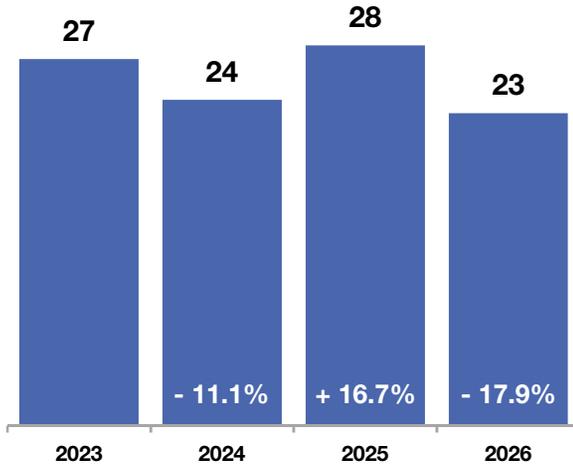
Historical Pending Sales by Month



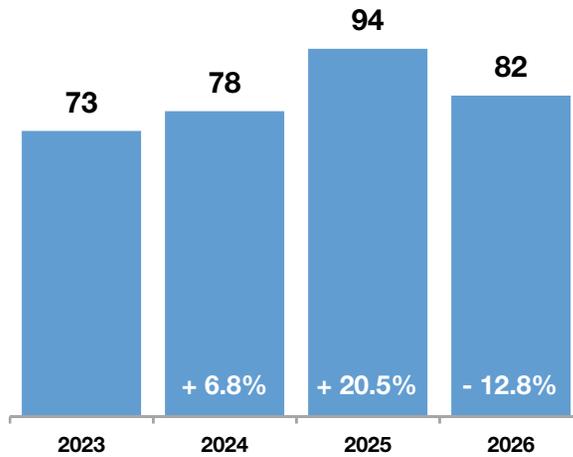
Sold Listings



April

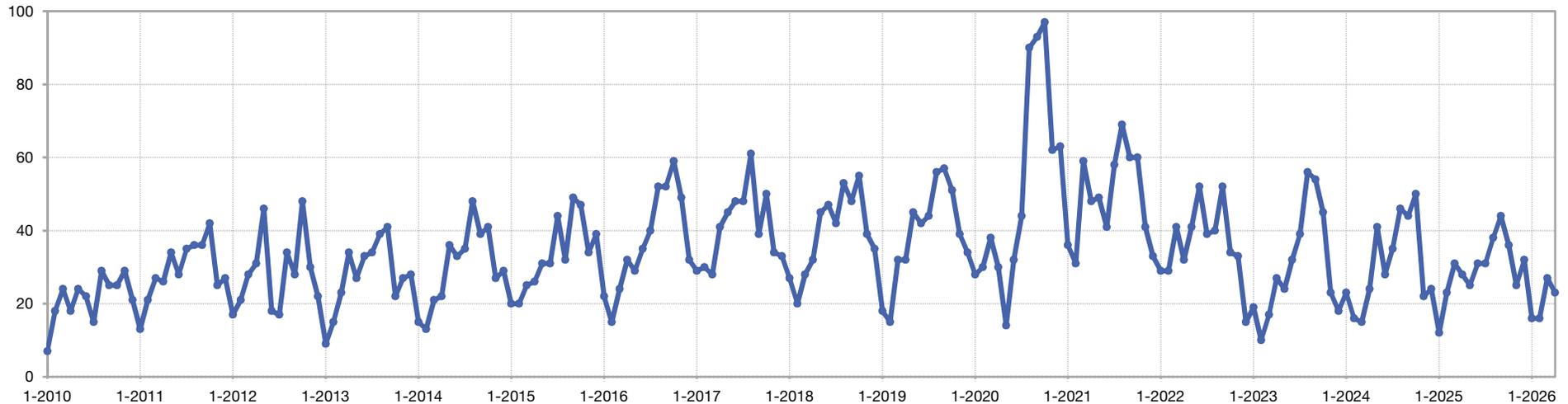


Year to Date



	Sold Listings	Percent Change from Previous Year
May-2025	25	-39.0%
Jun-2025	31	+10.7%
Jul-2025	31	-11.4%
Aug-2025	38	-17.4%
Sep-2025	44	0.0%
Oct-2025	36	-28.0%
Nov-2025	25	+13.6%
Dec-2025	32	+33.3%
Jan-2026	16	+33.3%
Feb-2026	16	-30.4%
Mar-2026	27	-12.9%
Apr-2026	23	-17.9%

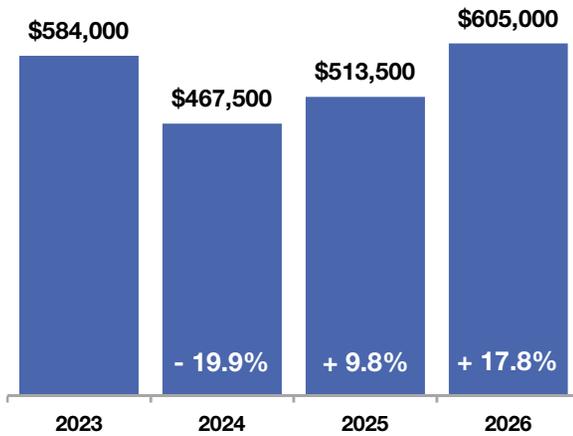
Historical Sold Listings by Month



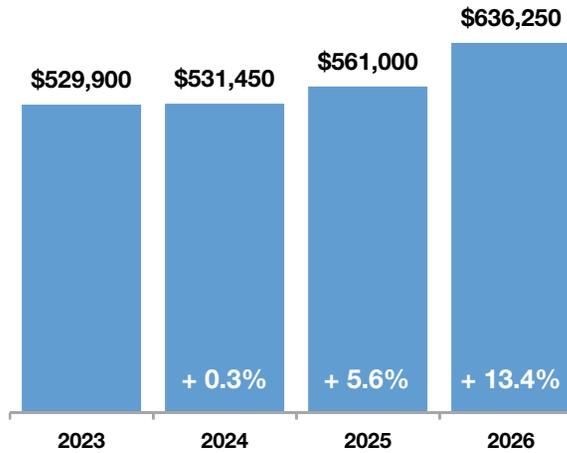
Median Sold Price



April

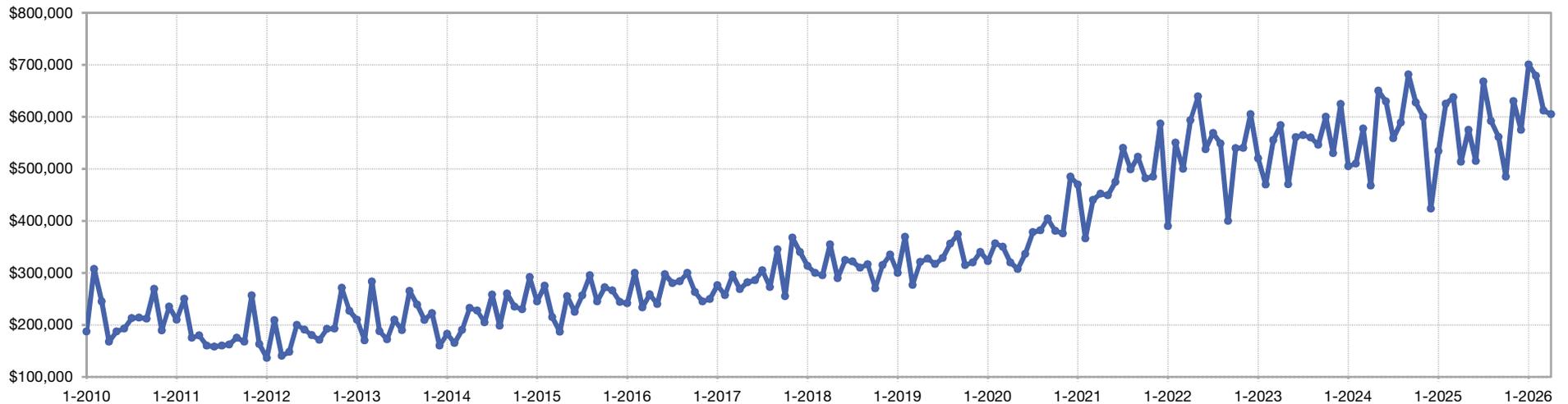


Year to Date



	Median Sold Price	Percent Change from Previous Year
May-2025	\$575,080	-11.5%
Jun-2025	\$515,000	-18.2%
Jul-2025	\$668,000	+19.6%
Aug-2025	\$592,000	+0.5%
Sep-2025	\$561,056	-17.6%
Oct-2025	\$485,000	-22.7%
Nov-2025	\$630,000	+5.0%
Dec-2025	\$575,000	+35.8%
Jan-2026	\$700,750	+31.2%
Feb-2026	\$678,750	+8.6%
Mar-2026	\$612,000	-4.0%
Apr-2026	\$605,000	+17.8%

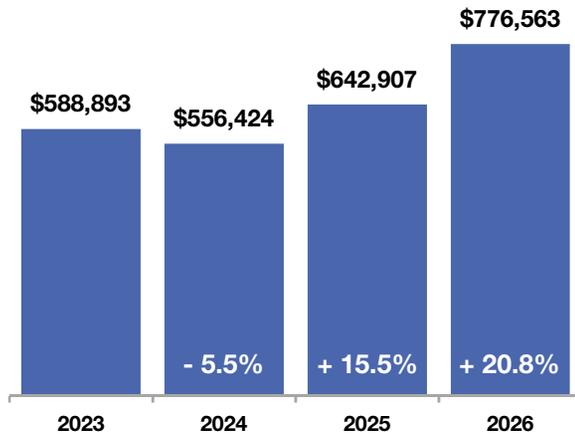
Historical Median Sold Price by Month



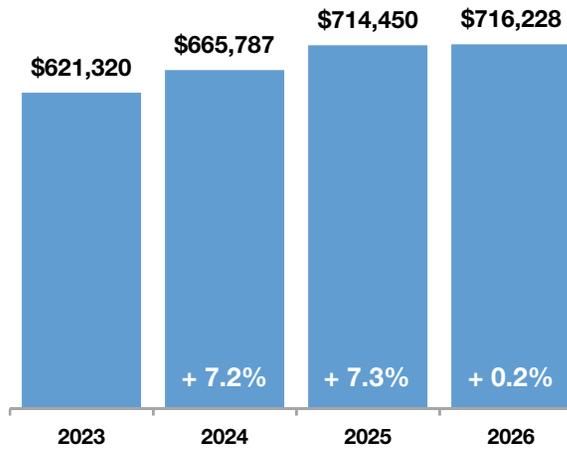
Average Sold Price



April

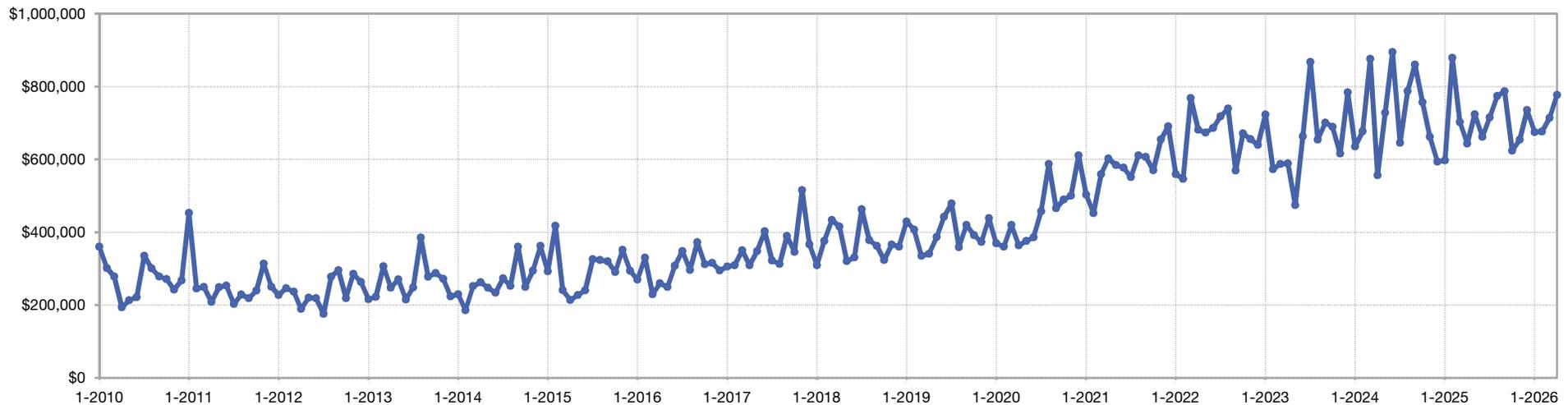


Year to Date



	Avg. Sales Price	Percent Change from Previous Year
May-2025	\$723,939	-0.5%
Jun-2025	\$661,532	-26.0%
Jul-2025	\$714,905	+10.8%
Aug-2025	\$774,102	-1.7%
Sep-2025	\$786,923	-8.5%
Oct-2025	\$624,013	-17.5%
Nov-2025	\$653,895	-1.2%
Dec-2025	\$735,200	+23.8%
Jan-2026	\$674,410	+12.9%
Feb-2026	\$675,837	-23.1%
Mar-2026	\$713,549	+1.6%
Apr-2026	\$776,563	+20.8%

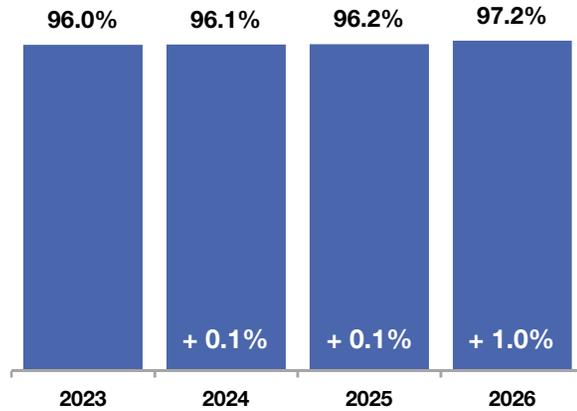
Historical Average Sold Price by Month



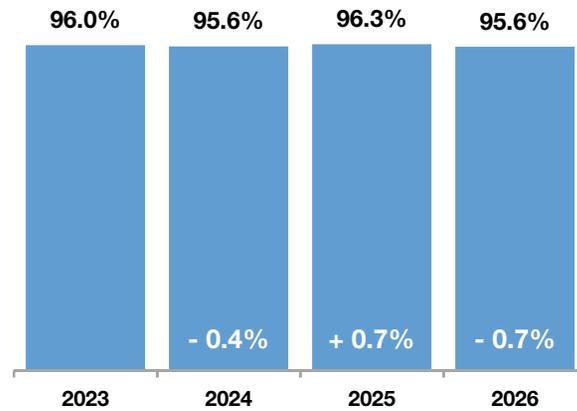
Percent of List Price Received



April

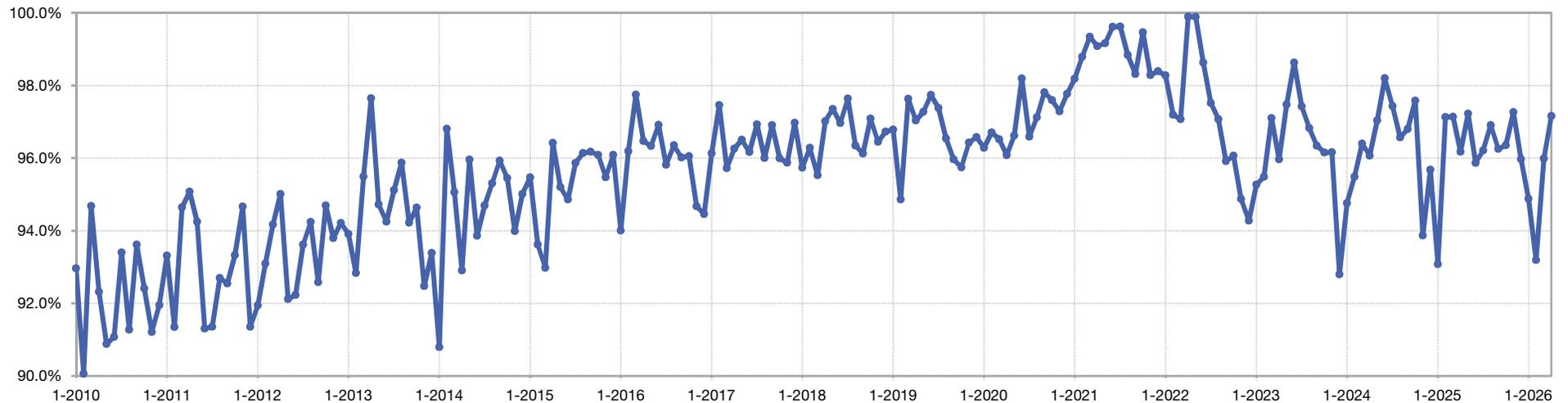


Year to Date



	Percent of List Price Received	Percent Change from Previous Year
May-2025	97.2%	+0.2%
Jun-2025	95.9%	-2.3%
Jul-2025	96.2%	-1.2%
Aug-2025	96.9%	+0.3%
Sep-2025	96.3%	-0.5%
Oct-2025	96.4%	-1.2%
Nov-2025	97.3%	+3.6%
Dec-2025	96.0%	+0.3%
Jan-2026	94.9%	+1.9%
Feb-2026	93.2%	-4.0%
Mar-2026	96.0%	-1.1%
Apr-2026	97.2%	+1.0%

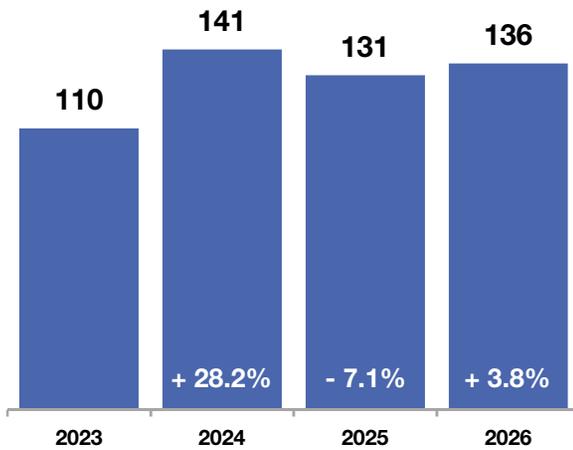
Historical Percent of List Price Received by Month



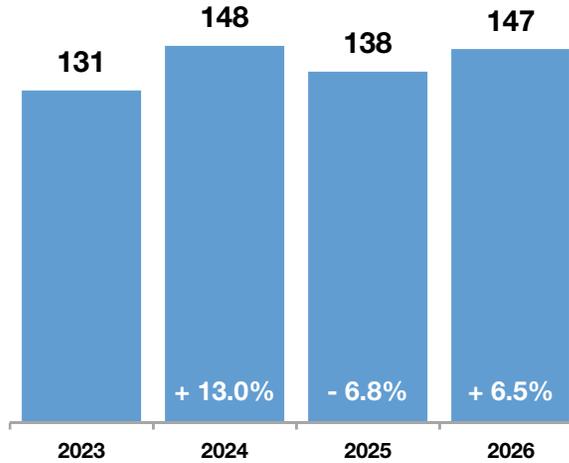
Days on Market Until Sale



April

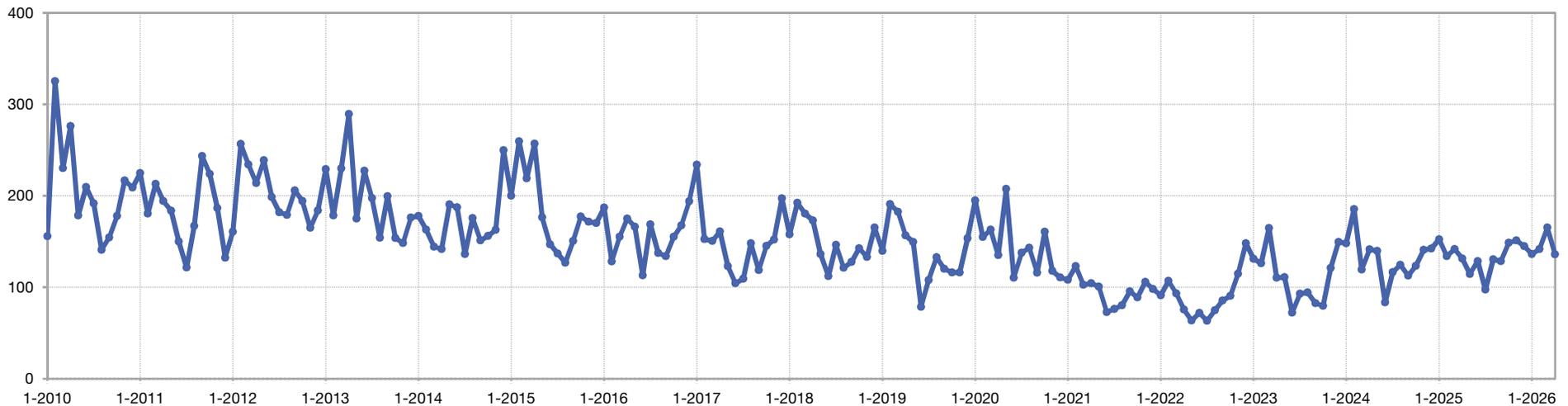


Year to Date



	Days on Market	Percent Change from Previous Year
May-2025	114	-18.6%
Jun-2025	129	+55.4%
Jul-2025	97	-16.4%
Aug-2025	130	+4.0%
Sep-2025	128	+13.3%
Oct-2025	149	+21.1%
Nov-2025	151	+7.1%
Dec-2025	145	+2.1%
Jan-2026	136	-10.5%
Feb-2026	142	+6.0%
Mar-2026	165	+16.2%
Apr-2026	136	+3.8%

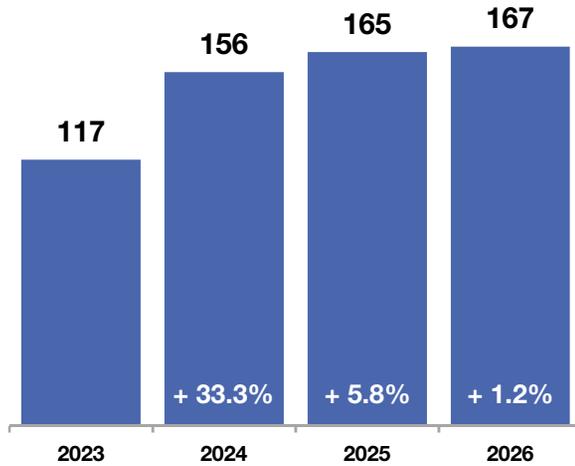
Historical Days on Market Until Sale by Month



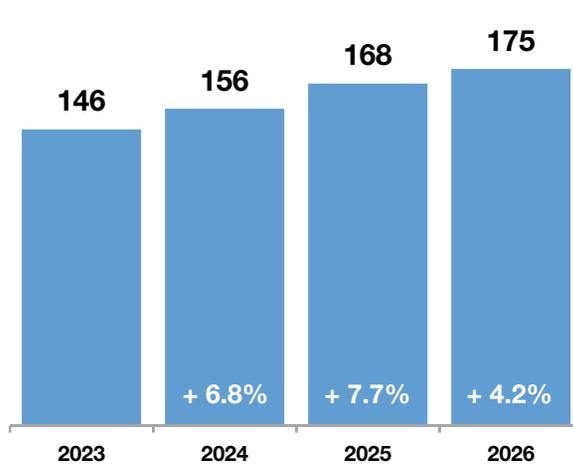
Cumulative Days on Market Until Sale



April

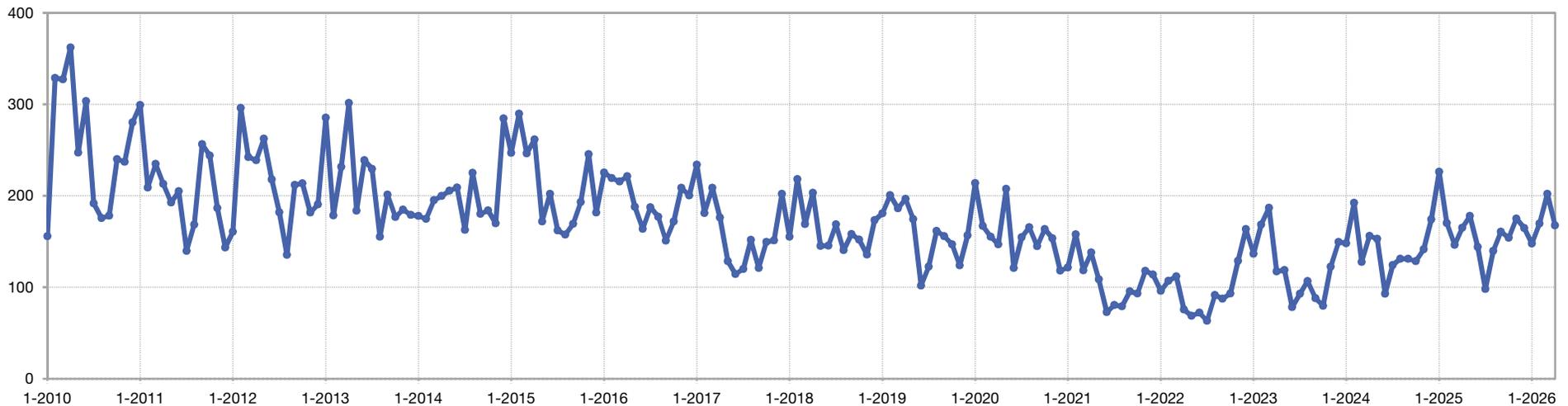


Year to Date



	Cumulative Days on Market	Percent Change from Previous Year
May-2025	178	+16.3%
Jun-2025	144	+54.8%
Jul-2025	98	-21.0%
Aug-2025	140	+6.9%
Sep-2025	161	+22.9%
Oct-2025	154	+20.3%
Nov-2025	175	+24.1%
Dec-2025	165	-5.2%
Jan-2026	148	-34.5%
Feb-2026	170	0.0%
Mar-2026	202	+38.4%
Apr-2026	167	+1.2%

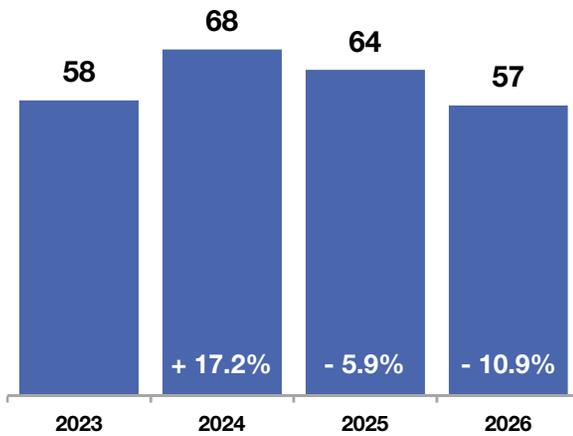
Historical Cumulative Days on Market Until Sale by Month



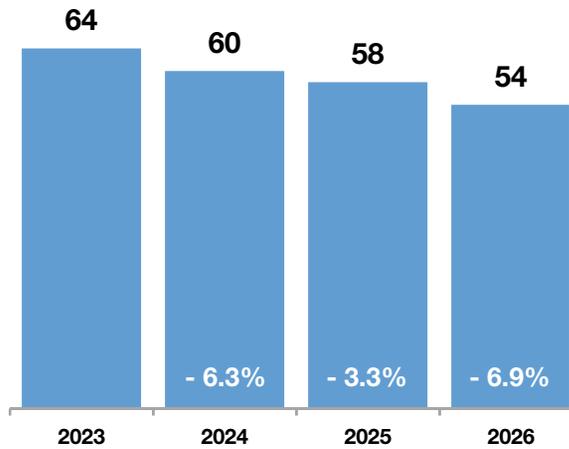
Housing Affordability Index



April

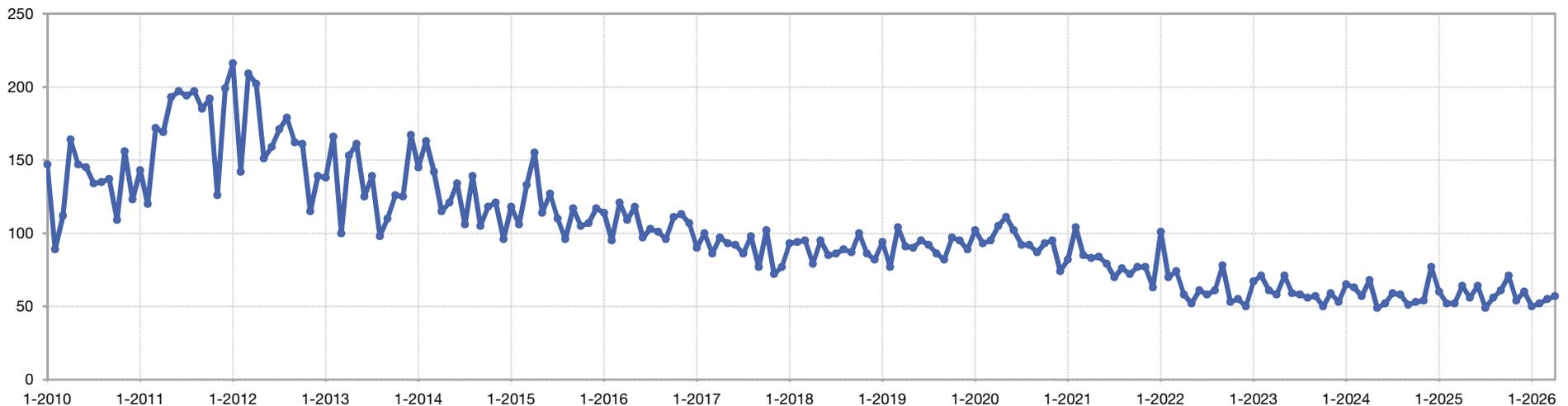


Year to Date



	Affordability Index	Percent Change from Previous Year
May-2025	56	+14.3%
Jun-2025	64	+23.1%
Jul-2025	49	-16.9%
Aug-2025	56	-3.4%
Sep-2025	61	+19.6%
Oct-2025	71	+34.0%
Nov-2025	54	0.0%
Dec-2025	60	-22.1%
Jan-2026	50	-16.7%
Feb-2026	52	0.0%
Mar-2026	55	+5.8%
Apr-2026	57	-10.9%

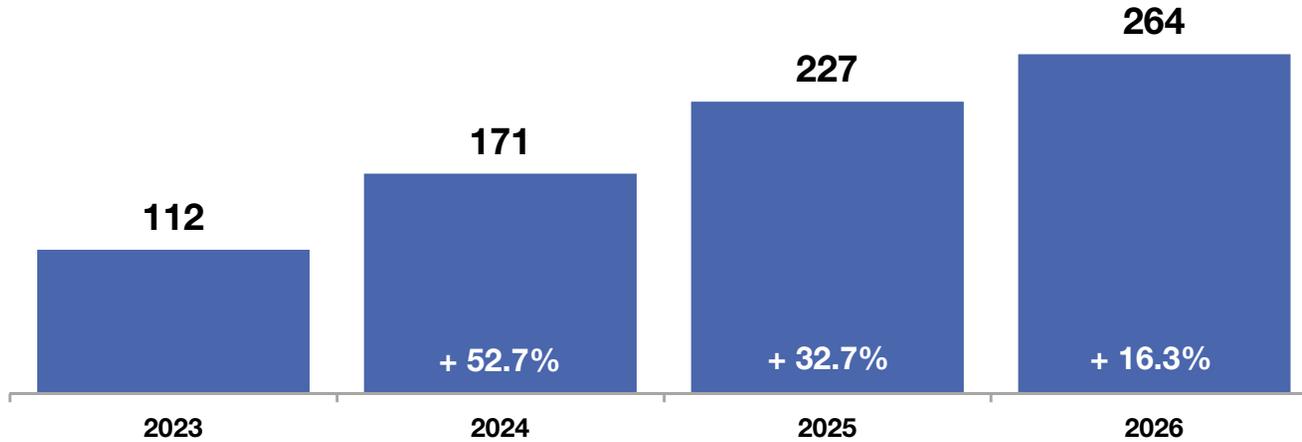
Historical Housing Affordability Index by Month



Inventory of Active Listings

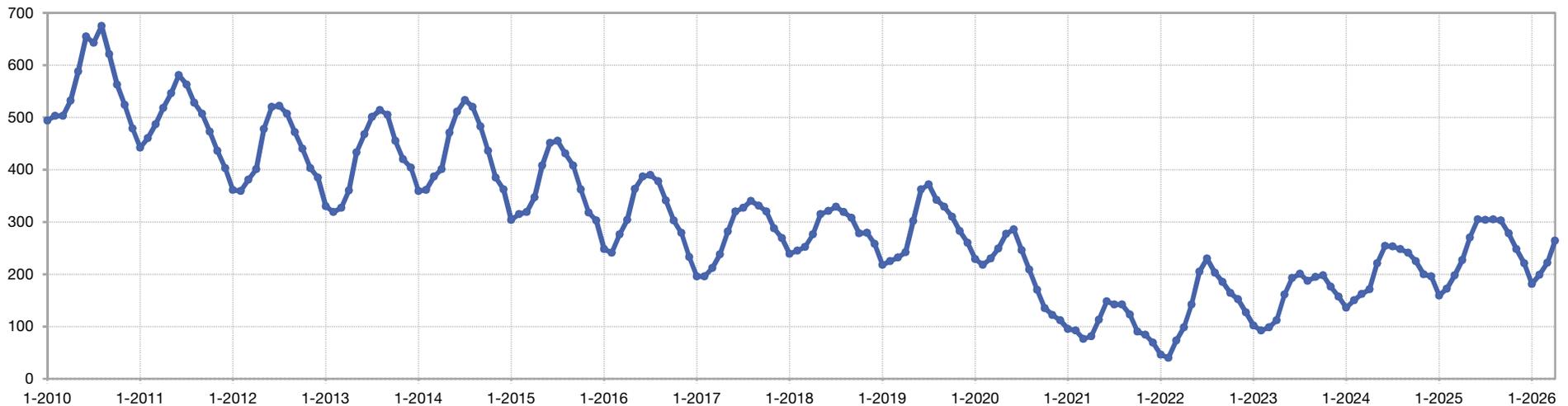


April



	Active Listings	Percent Change from Previous Year
May-2025	270	+22.2%
Jun-2025	305	+20.1%
Jul-2025	304	+20.2%
Aug-2025	305	+23.0%
Sep-2025	303	+25.7%
Oct-2025	278	+23.6%
Nov-2025	248	+24.0%
Dec-2025	221	+12.8%
Jan-2026	181	+13.8%
Feb-2026	199	+15.7%
Mar-2026	222	+12.1%
Apr-2026	264	+16.3%

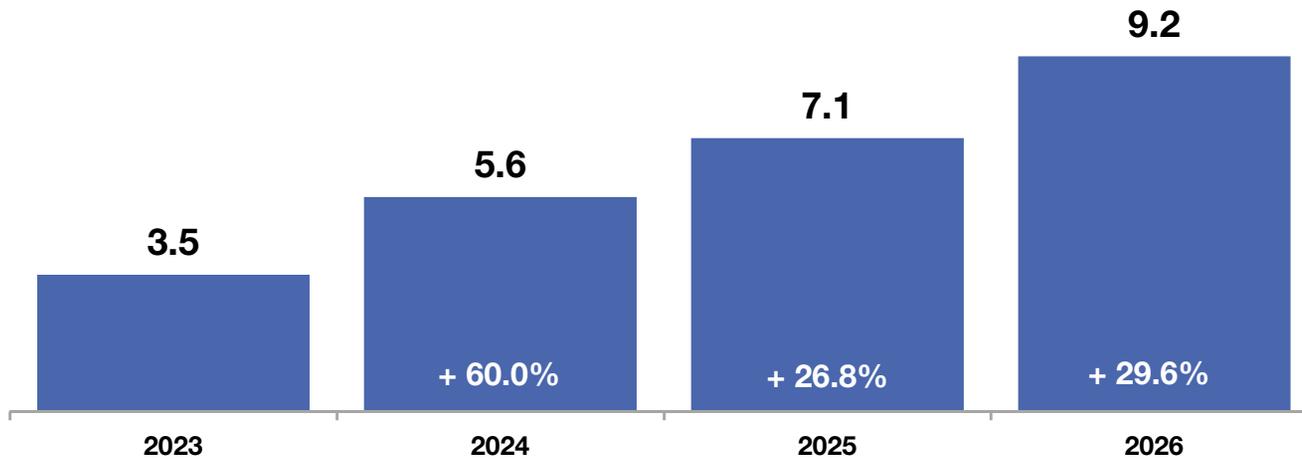
Historical Inventory of Active Listings by Month



Months Supply of Inventory

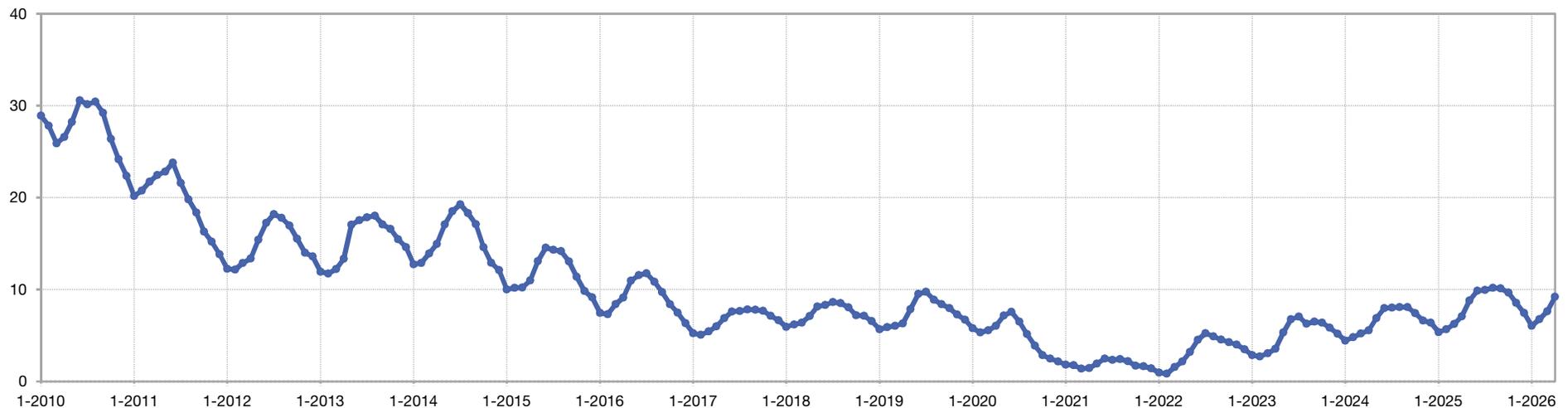


April



	Months Supply	Percent Change from Previous Year
May-2025	8.8	+27.5%
Jun-2025	9.9	+23.8%
Jul-2025	9.9	+23.8%
Aug-2025	10.2	+25.9%
Sep-2025	10.1	+24.7%
Oct-2025	9.7	+31.1%
Nov-2025	8.6	+30.3%
Dec-2025	7.4	+15.6%
Jan-2026	6.0	+13.2%
Feb-2026	6.8	+19.3%
Mar-2026	7.6	+20.6%
Apr-2026	9.2	+29.6%

Historical Months Supply of Inventory by Month

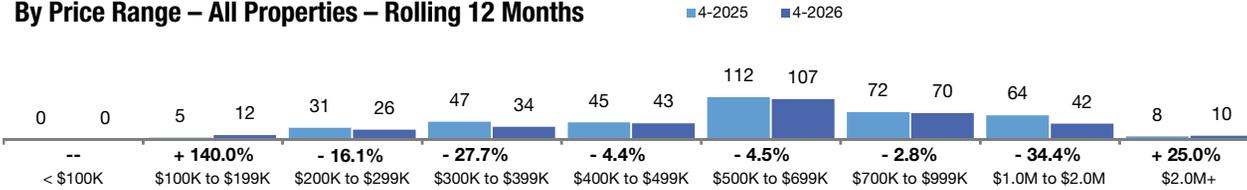


Sold Listings

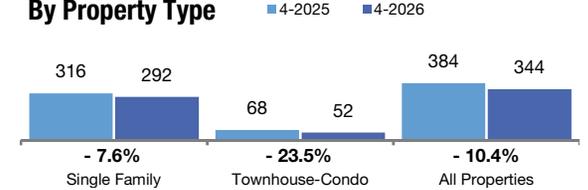
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	4-2025	4-2026	Change	4-2025	4-2026	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	3	10	+233.3%	2	2	0.0%
\$200,000 to \$299,999	14	12	-14.3%	17	14	-17.6%
\$300,000 to \$399,999	28	21	-25.0%	19	13	-31.6%
\$400,000 to \$499,999	35	37	+5.7%	10	6	-40.0%
\$500,000 to \$699,999	92	91	-1.1%	20	16	-20.0%
\$700,000 to \$999,999	72	69	-4.2%	0	1	--
\$1,000,000 to \$1,999,999	64	42	-34.4%	0	0	--
\$2,000,000 and Above	8	10	+25.0%	0	0	--
All Price Ranges	316	292	-7.6%	68	52	-23.5%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	3-2026	4-2026	Change	3-2026	4-2026	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	1	--	0	0	--
\$200,000 to \$299,999	1	0	-100.0%	1	0	-100.0%
\$300,000 to \$399,999	1	1	0.0%	1	1	0.0%
\$400,000 to \$499,999	4	3	-25.0%	1	0	-100.0%
\$500,000 to \$699,999	7	7	0.0%	0	1	--
\$700,000 to \$999,999	8	5	-37.5%	0	0	--
\$1,000,000 to \$1,999,999	2	3	+50.0%	0	0	--
\$2,000,000 and Above	1	1	0.0%	0	0	--
All Price Ranges	24	21	-12.5%	3	2	-33.3%

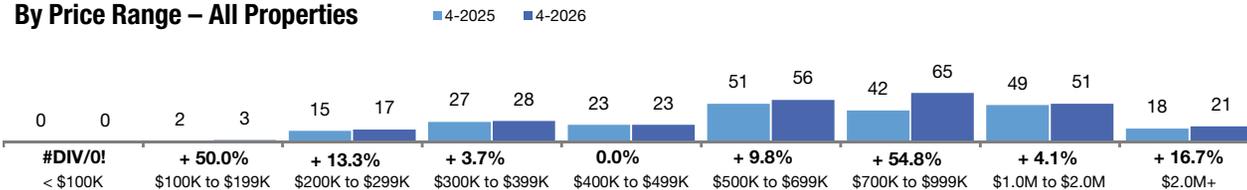
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	4-2025	4-2026	Change	4-2025	4-2026	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	1	3	+200.0%	2	0	-100.0%
\$200,000 to \$299,999	1	1	0.0%	5	2	-60.0%
\$300,000 to \$399,999	6	3	-50.0%	5	2	-60.0%
\$400,000 to \$499,999	13	7	-46.2%	4	1	-75.0%
\$500,000 to \$699,999	24	24	0.0%	3	4	+33.3%
\$700,000 to \$999,999	15	26	+73.3%	0	0	--
\$1,000,000 to \$1,999,999	13	7	-46.2%	0	0	--
\$2,000,000 and Above	2	2	0.0%	0	0	--
All Price Ranges	75	73	-2.7%	19	9	-52.6%

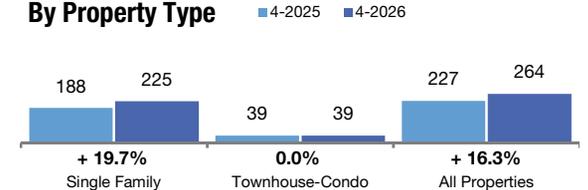
Inventory of Active Listings

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		
	4-2025	4-2026	Change	4-2025	4-2026	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	2	2	0.0%	0	1	--
\$200,000 to \$299,999	10	11	+10.0%	5	6	+20.0%
\$300,000 to \$399,999	9	16	+77.8%	18	12	-33.3%
\$400,000 to \$499,999	19	18	-5.3%	4	5	+25.0%
\$500,000 to \$699,999	41	43	+4.9%	10	13	+30.0%
\$700,000 to \$999,999	40	63	+57.5%	2	2	0.0%
\$1,000,000 to \$1,999,999	49	51	+4.1%	0	0	--
\$2,000,000 and Above	18	21	+16.7%	0	0	--
All Price Ranges	188	225	+19.7%	39	39	0.0%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	3-2026	4-2026	Change	3-2026	4-2026	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	2	2	0.0%	1	1	0.0%
\$200,000 to \$299,999	11	11	0.0%	8	6	-25.0%
\$300,000 to \$399,999	10	16	+60.0%	13	12	-7.7%
\$400,000 to \$499,999	11	18	+63.6%	5	5	0.0%
\$500,000 to \$699,999	39	43	+10.3%	12	13	+8.3%
\$700,000 to \$999,999	45	63	+40.0%	2	2	0.0%
\$1,000,000 to \$1,999,999	43	51	+18.6%	0	0	--
\$2,000,000 and Above	20	21	+5.0%	0	0	--
All Price Ranges	181	225	+24.3%	41	39	-4.9%

Year to Date

Property Type	4-2025	4-2026	Change
Single Family	188	225	+19.7%
Townhouse-Condo	39	39	0.0%
All Properties	227	264	+16.3%

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.