

# Monthly Indicators



## September 2025

Percent changes calculated using year-over-year comparisons.

New Listings increased 41.9 percent to 61. Sold Listings decreased 6.1 percent to 46. Active Listings grew 21.1 percent to 293 units.

Prices were a tad soft. The Median Sales Price decreased 12.2 percent to \$599,500. Days on Market was up 16.8 percent to 125 days. Buyers felt empowered as Months Supply of Inventory was up 18.4 percent to 9.0 months.

Nationally, housing inventory declined for the first time this year, slipping 1.3% month-over-month to 1.53 million units, representing a 4.6-month supply at the current sales pace, according to NAR. Despite the monthly drop, total inventory remained 11.7% higher than the same time last year. Meanwhile, the median existing-home price rose 2% year-over-year to \$422,600, though it was essentially flat compared to the prior month.

## Activity Snapshot

**- 6.1%**      **+ 21.1%**      **- 12.2%**

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

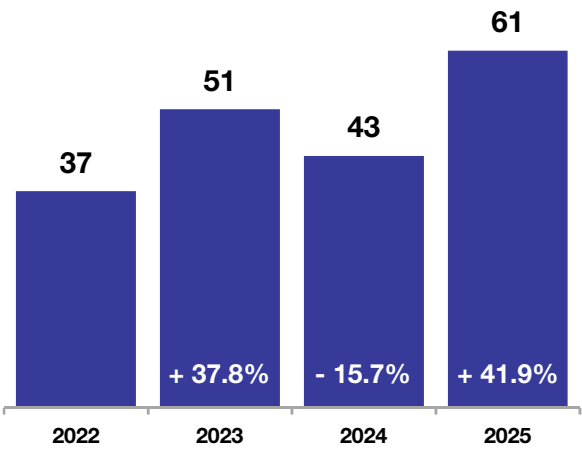
Key metrics by reported month and for year-to-date (YTD) starting from the first of the year.



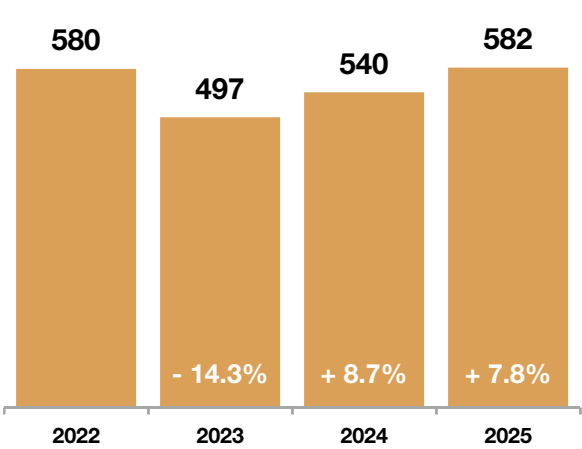
Key Metrics	Historical Sparkbars	9-2024	9-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		43	61	+ 41.9%	540	582	+ 7.8%
Pending Sales		36	41	+ 13.9%	319	311	- 2.5%
Sold Listings		49	46	- 6.1%	289	287	- 0.7%
Median Sold Price		\$682,500	\$599,500	- 12.2%	\$594,500	\$575,000	- 3.3%
Avg. Sales Price		\$940,395	\$788,622	- 16.1%	\$757,108	\$718,207	- 5.1%
Pct. of List Price Received		97.1%	96.4%	- 0.7%	96.8%	96.4%	- 0.4%
Days on Market		107	125	+ 16.8%	123	122	- 0.8%
Cumulative Days on Market		123	156	+ 26.8%	133	147	+ 10.5%
Affordability Index		46	51	+ 10.9%	52	53	+ 1.9%
Active Listings		242	293	+ 21.1%	--	--	--
Months Supply		7.6	9.0	+ 18.4%	--	--	--

# New Listings

## September

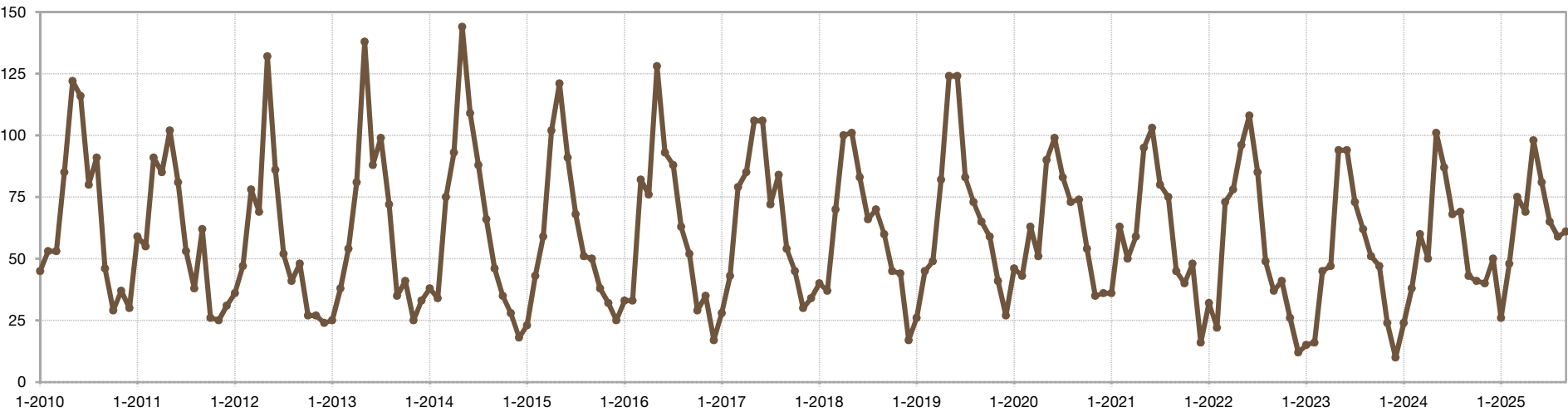


## Year to Date



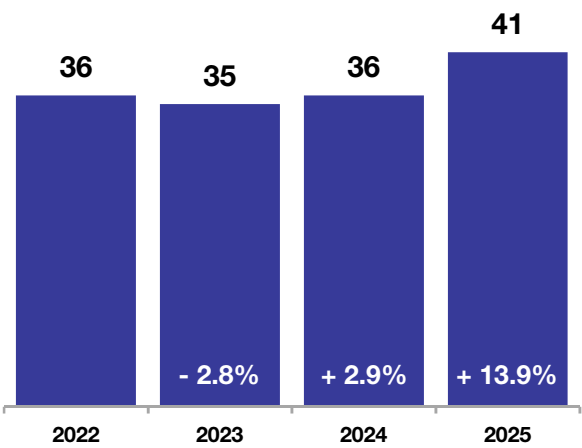
	New Listings	Percent Change from Previous Year
Oct-2024	41	-12.8%
Nov-2024	40	+66.7%
Dec-2024	50	+400.0%
Jan-2025	26	+8.3%
Feb-2025	48	+26.3%
Mar-2025	75	+25.0%
Apr-2025	69	+38.0%
May-2025	98	-3.0%
Jun-2025	81	-6.9%
Jul-2025	65	-4.4%
Aug-2025	59	-14.5%
Sep-2025	61	+41.9%

## Historical New Listings by Month

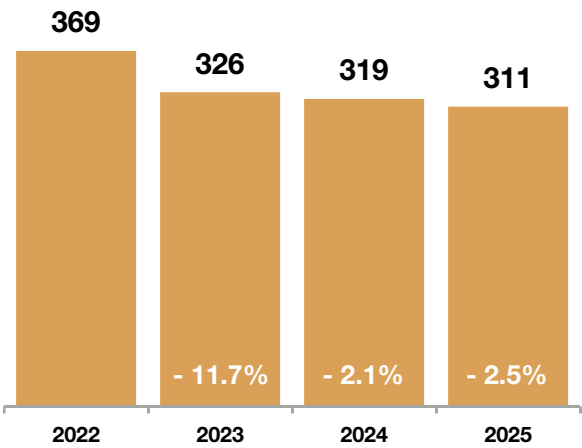


# Pending Sales

## September

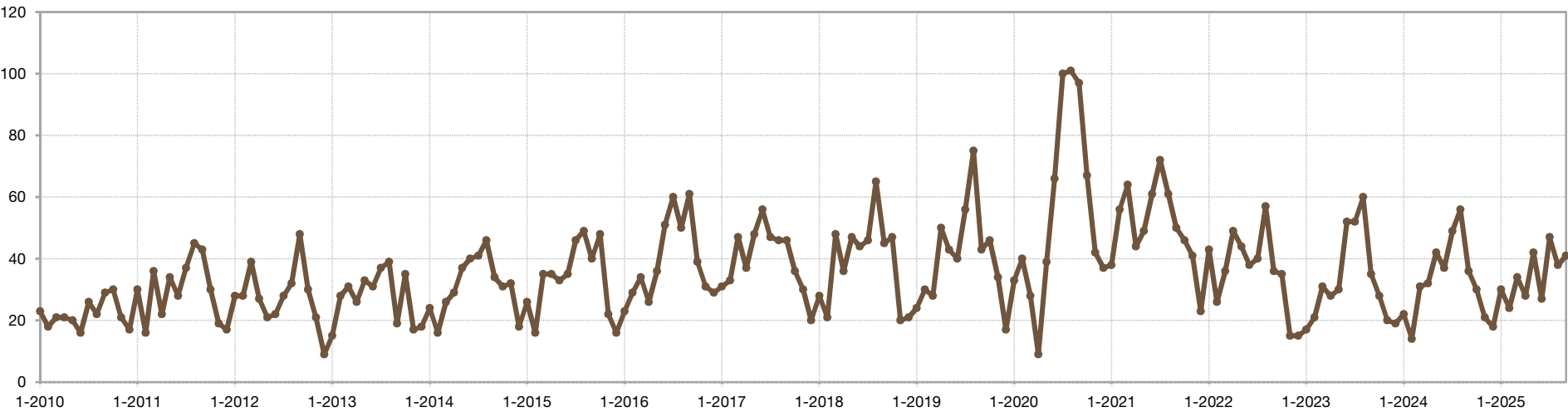


## Year to Date



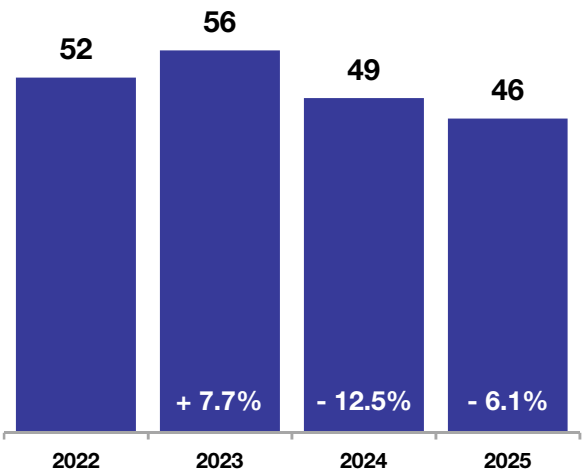
	Pending Sales	Percent Change from Previous Year
Oct-2024	30	+7.1%
Nov-2024	21	+5.0%
Dec-2024	18	-5.3%
Jan-2025	30	+36.4%
Feb-2025	24	+71.4%
Mar-2025	34	+9.7%
Apr-2025	28	-12.5%
May-2025	42	0.0%
Jun-2025	27	-27.0%
Jul-2025	47	-4.1%
Aug-2025	38	-32.1%
Sep-2025	41	+13.9%

## Historical Pending Sales by Month

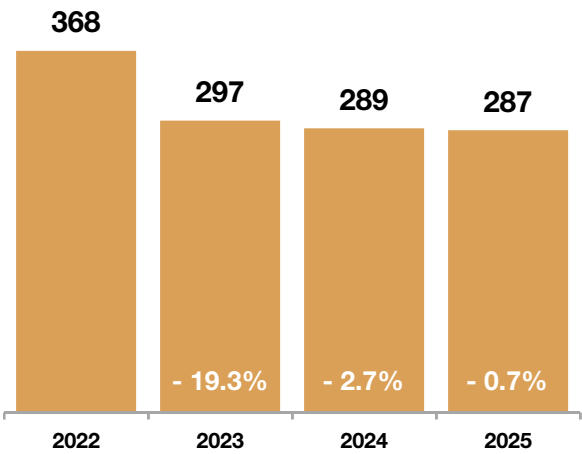


# Sold Listings

## September

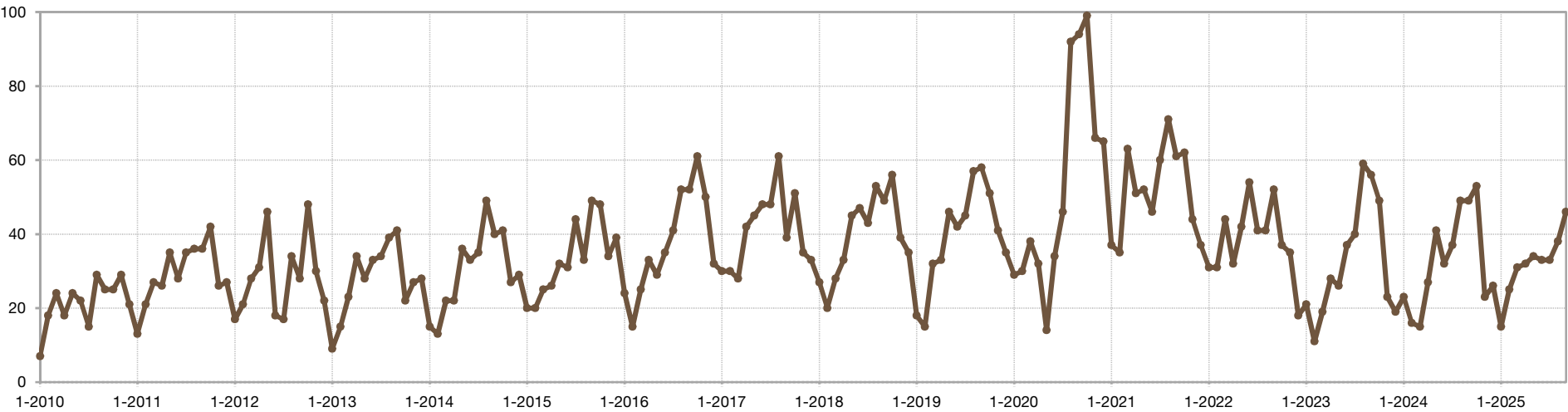


## Year to Date



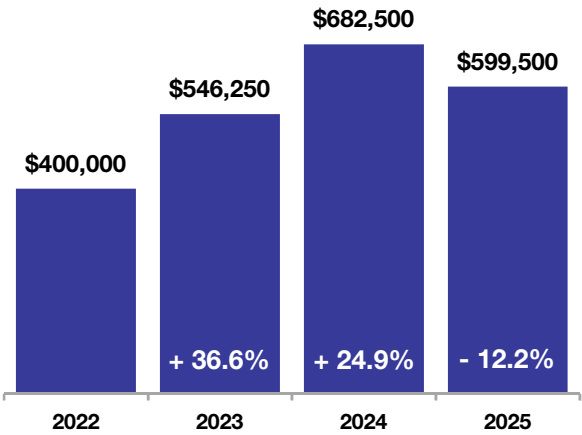
	Sold Listings	Percent Change from Previous Year
Oct-2024	53	+8.2%
Nov-2024	23	0.0%
Dec-2024	26	+36.8%
Jan-2025	15	-34.8%
Feb-2025	25	+56.3%
Mar-2025	31	+106.7%
Apr-2025	32	+18.5%
May-2025	34	-17.1%
Jun-2025	33	+3.1%
Jul-2025	33	-10.8%
Aug-2025	38	-22.4%
Sep-2025	46	-6.1%

## Historical Sold Listings by Month

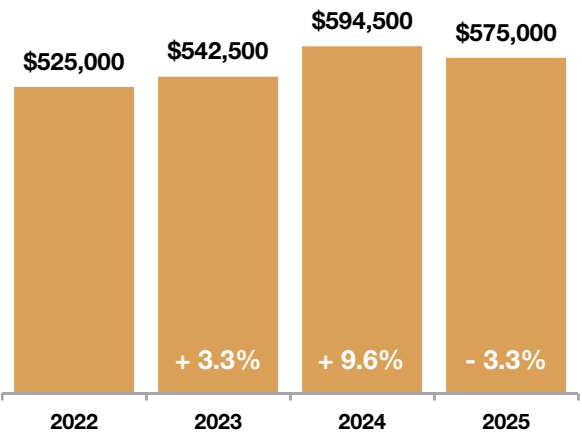


# Median Sold Price

## September

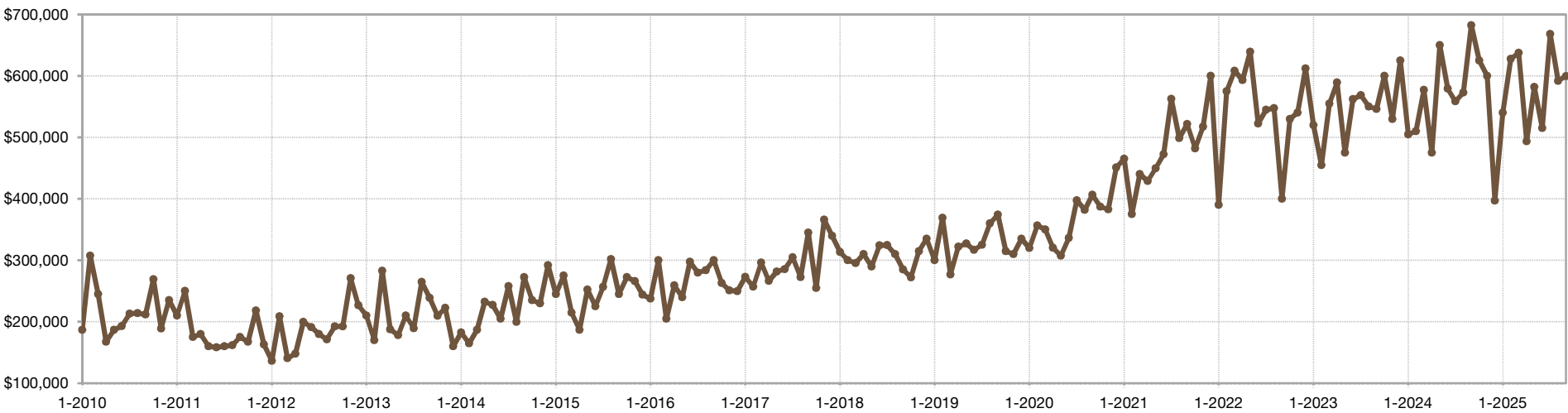


## Year to Date



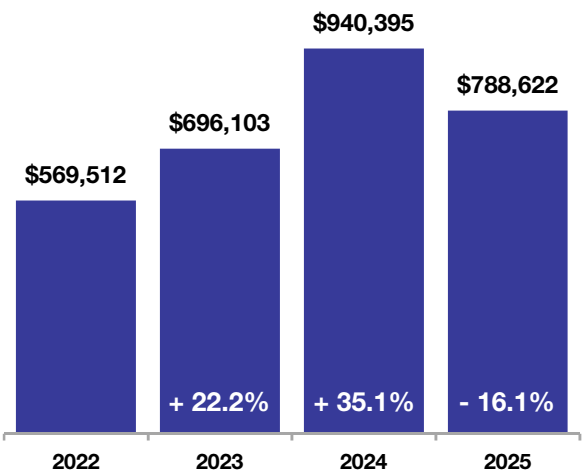
	Median Sold Price	Percent Change from Previous Year
Oct-2024	\$625,000	+4.2%
Nov-2024	\$600,000	+13.2%
Dec-2024	\$397,250	-36.4%
Jan-2025	\$540,000	+6.9%
Feb-2025	\$627,500	+23.1%
Mar-2025	\$637,527	+10.4%
Apr-2025	\$493,500	+3.9%
May-2025	\$582,040	-10.5%
Jun-2025	\$515,000	-11.1%
Jul-2025	\$668,000	+19.6%
Aug-2025	\$592,000	+3.3%
Sep-2025	\$599,500	-12.2%

## Historical Median Sold Price by Month

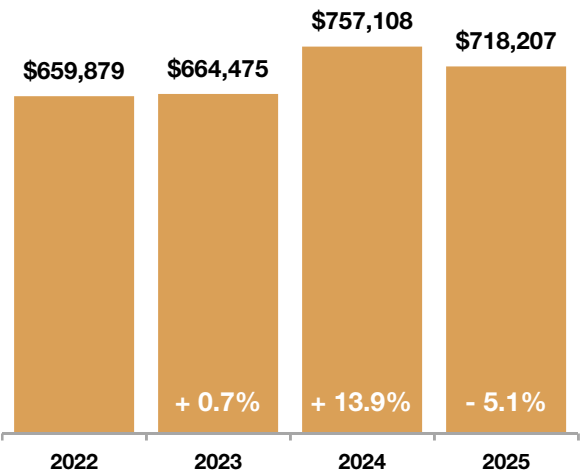


# Average Sold Price

## September

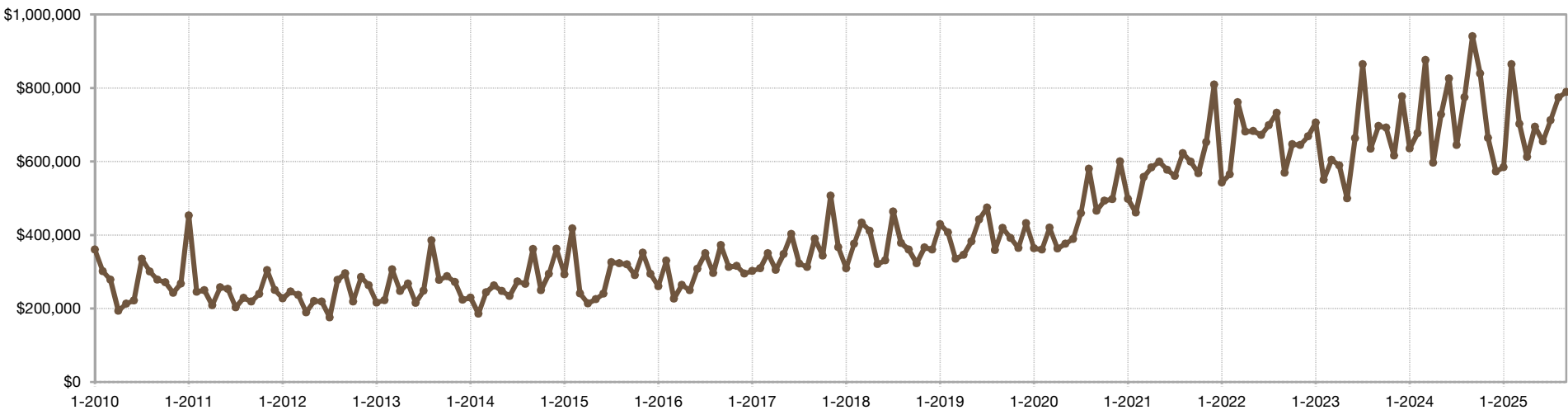


## Year to Date



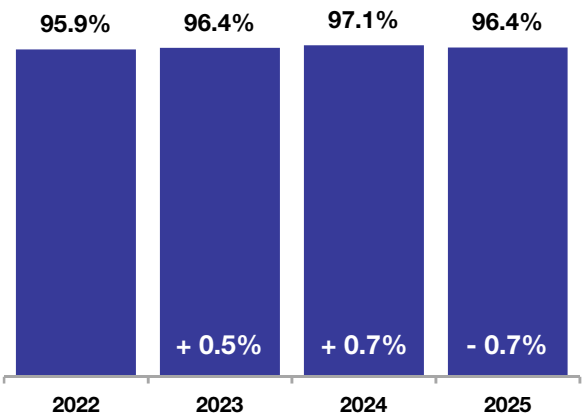
	Avg. Sales Price	Percent Change from Previous Year
Oct-2024	\$839,023	+21.3%
Nov-2024	\$663,757	+7.8%
Dec-2024	\$572,423	-26.3%
Jan-2025	\$584,460	-8.0%
Feb-2025	\$864,268	+27.7%
Mar-2025	\$702,235	-19.8%
Apr-2025	\$612,231	+2.7%
May-2025	\$693,810	-4.6%
Jun-2025	\$654,667	-20.7%
Jul-2025	\$712,275	+10.5%
Aug-2025	\$774,102	-0.0%
Sep-2025	\$788,622	-16.1%

## Historical Average Sold Price by Month

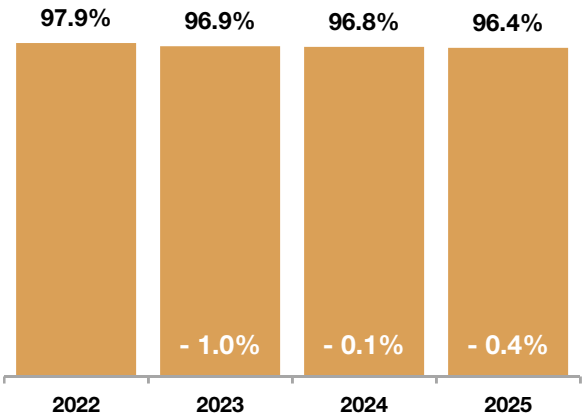


# Percent of List Price Received

## September

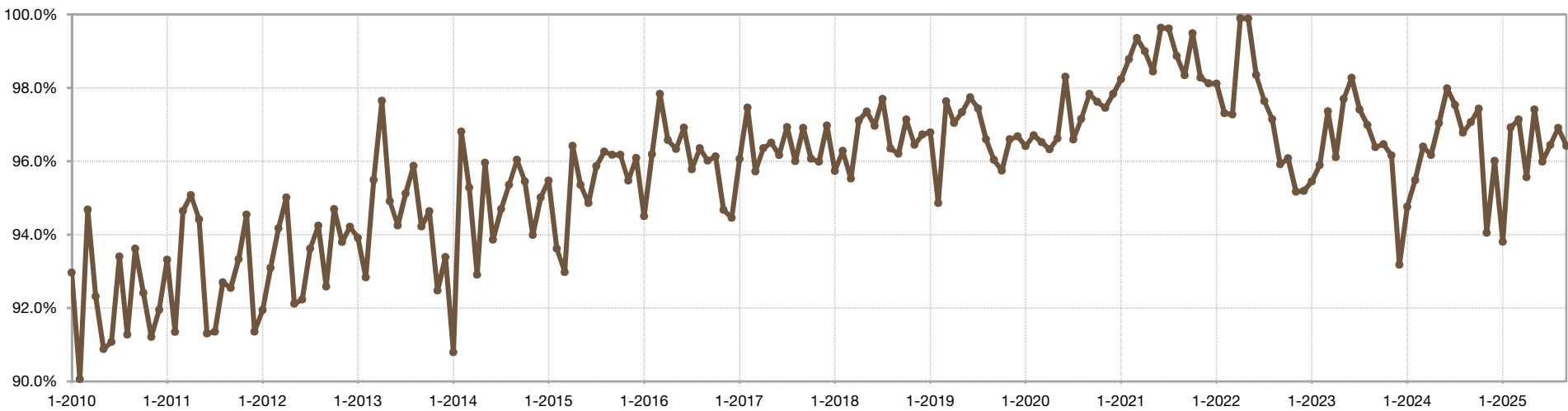


## Year to Date



	Percent of List Price Received	Percent Change from Previous Year
Oct-2024	97.4%	+0.9%
Nov-2024	94.0%	-2.3%
Dec-2024	96.0%	+3.0%
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%

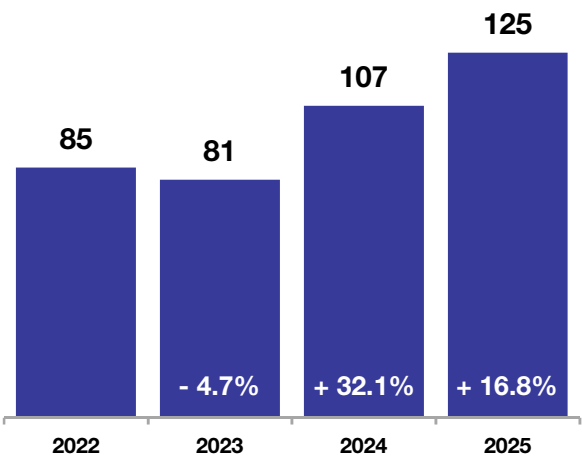
## Historical Percent of List Price Received by Month



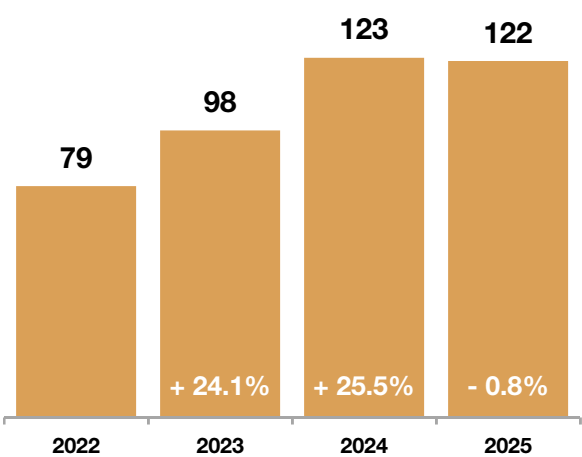


# Days on Market Until Sale

## September

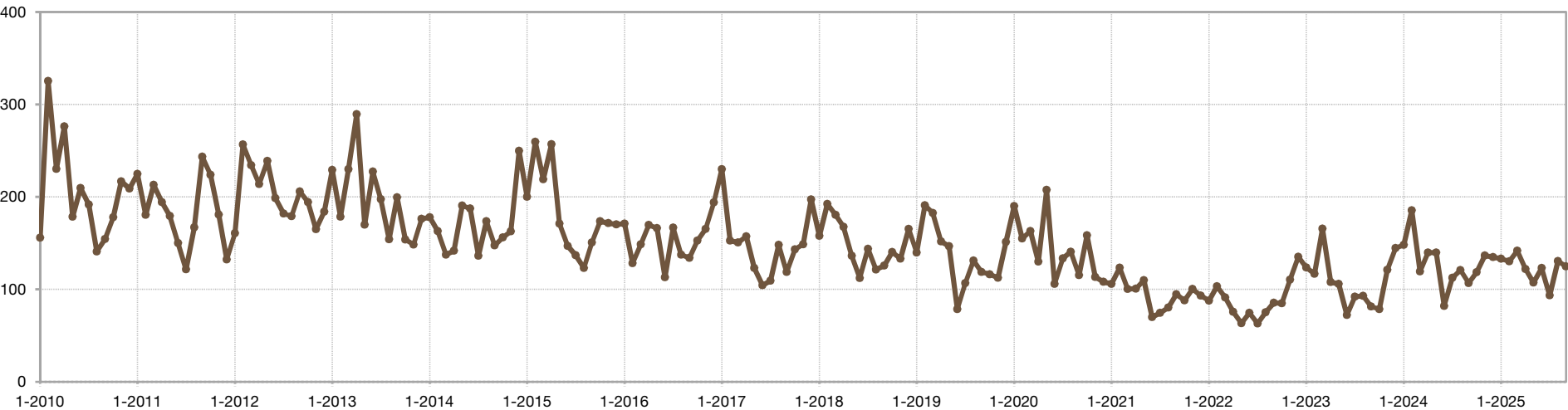


## Year to Date



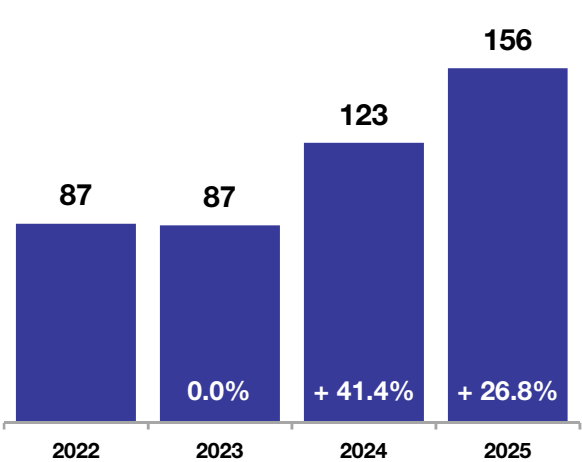
	Days on Market	Percent Change from Previous Year
Oct-2024	118	+49.4%
Nov-2024	137	+13.2%
Dec-2024	135	-6.9%
Jan-2025	133	-10.1%
Feb-2025	130	-29.7%
Mar-2025	142	+19.3%
Apr-2025	122	-12.9%
May-2025	107	-23.6%
Jun-2025	123	+50.0%
Jul-2025	93	-17.0%
Aug-2025	130	+7.4%
Sep-2025	125	+16.8%

## Historical Days on Market Until Sale by Month

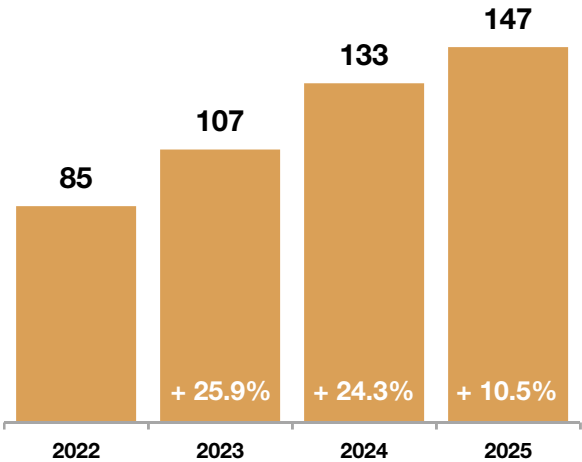


# Cumulative Days on Market Until Sale

## September

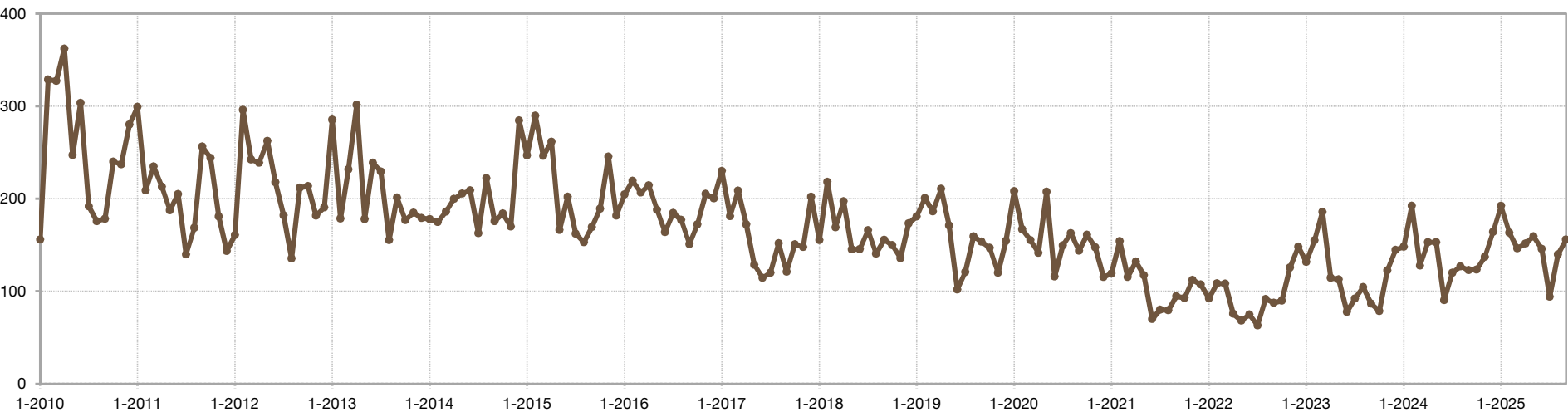


## Year to Date



	Cumulative Days on Market	Percent Change from Previous Year
Oct-2024	123	+55.7%
Nov-2024	137	+12.3%
Dec-2024	164	+13.1%
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%

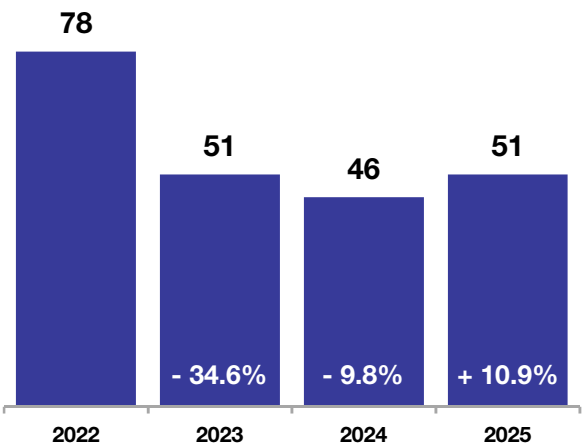
## Historical Cumulative Days on Market Until Sale by Month



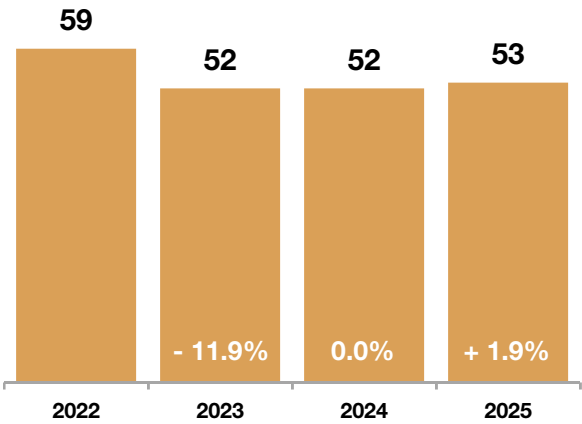
# Housing Affordability Index



## September

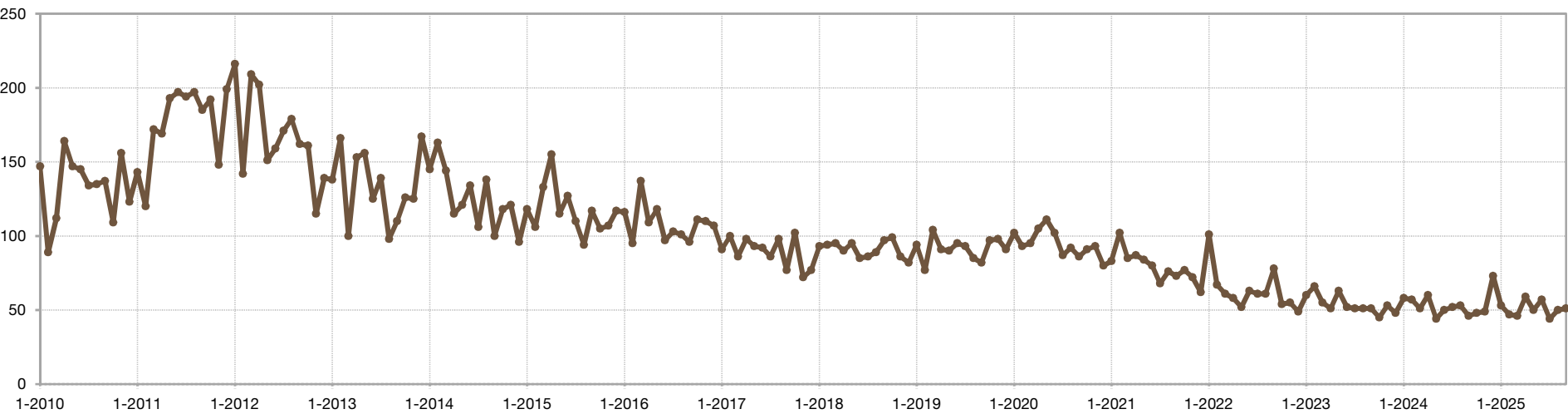


## Year to Date



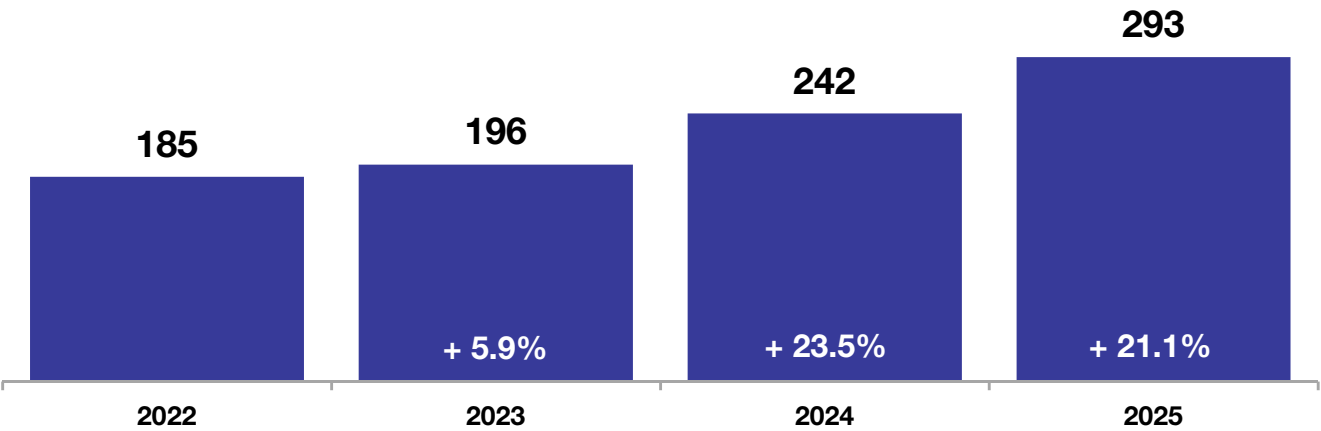
	Affordability Index	Percent Change from Previous Year
Oct-2024	48	+6.7%
Nov-2024	49	-7.5%
Dec-2024	73	+52.1%
Jan-2025	53	-8.6%
Feb-2025	47	-17.5%
Mar-2025	46	-9.8%
Apr-2025	59	-1.7%
May-2025	50	+13.6%
Jun-2025	57	+14.0%
Jul-2025	44	-15.4%
Aug-2025	50	-5.7%
Sep-2025	51	+10.9%

## Historical Housing Affordability Index by Month



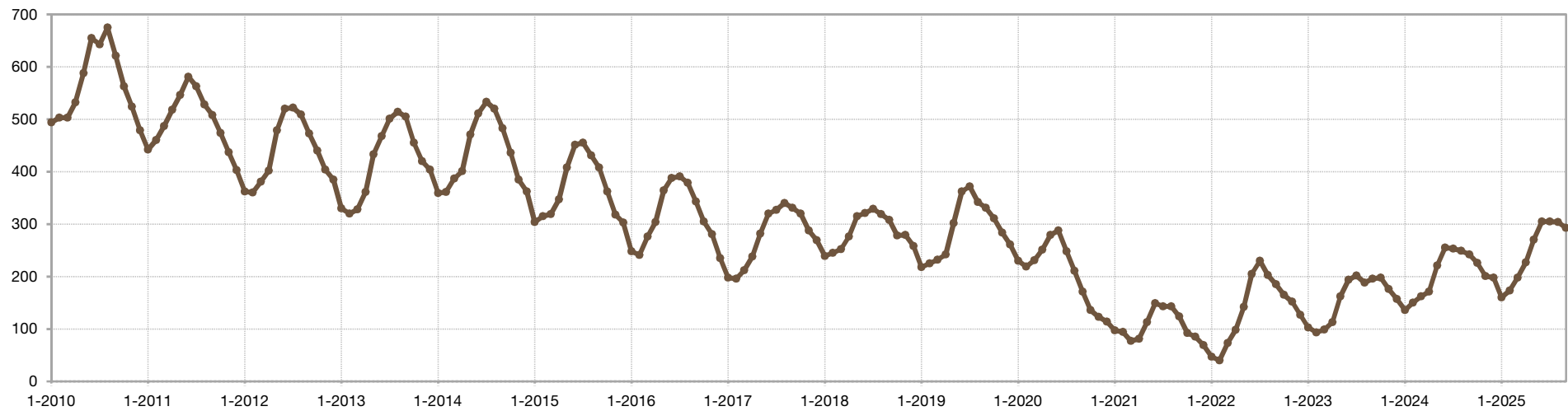
# Inventory of Active Listings

## September



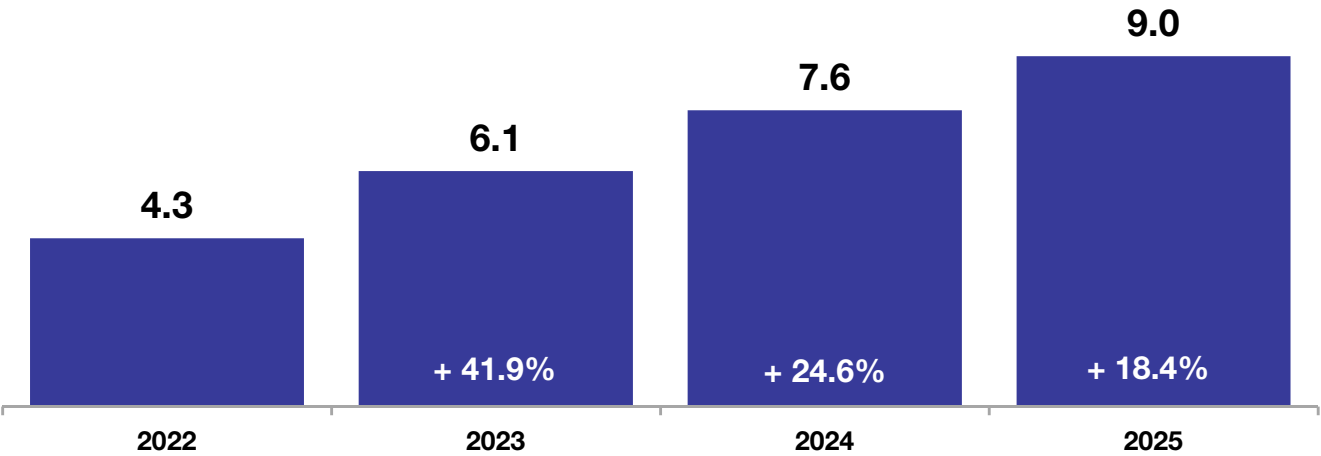
	Active Listings	Percent Change from Previous Year
Oct-2024	226	+14.1%
Nov-2024	201	+14.2%
Dec-2024	198	+26.1%
Jan-2025	160	+17.6%
Feb-2025	173	+15.3%
Mar-2025	198	+22.2%
Apr-2025	227	+32.7%
May-2025	270	+22.2%
Jun-2025	305	+19.6%
Jul-2025	305	+20.6%
Aug-2025	304	+22.1%
Sep-2025	293	+21.1%

## Historical Inventory of Active Listings by Month



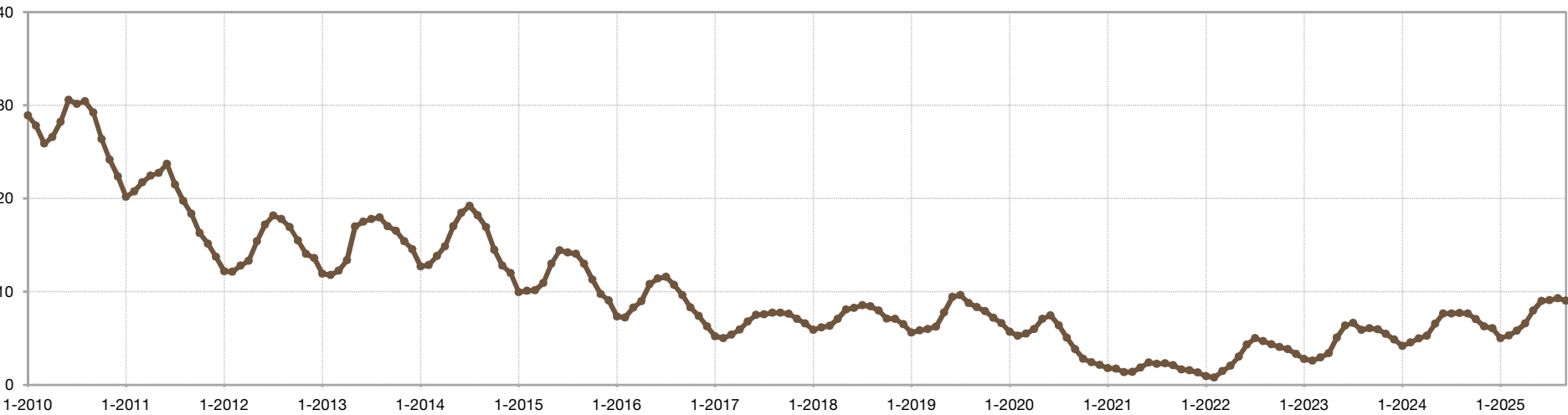
# Months Supply of Inventory

## September



	Months Supply	Percent Change from Previous Year
Oct-2024	7.1	+18.3%
Nov-2024	6.3	+14.5%
Dec-2024	6.1	+24.5%
Jan-2025	5.0	+19.0%
Feb-2025	5.3	+15.2%
Mar-2025	5.8	+16.0%
Apr-2025	6.6	+24.5%
May-2025	8.0	+23.1%
Jun-2025	9.0	+16.9%
Jul-2025	9.1	+19.7%
Aug-2025	9.3	+20.8%
Sep-2025	9.0	+18.4%

## Historical Months Supply of Inventory by Month

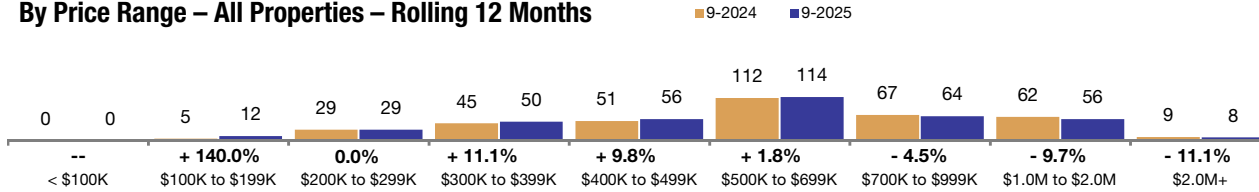


# Sold Listings

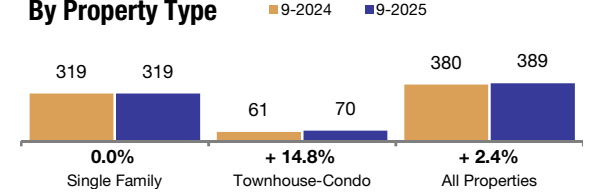
Actual sales that have closed in a given month.



## By Price Range – All Properties – Rolling 12 Months



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	9-2024	9-2025	Change	9-2024	9-2025	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	4	9	+125.0%	1	3	+200.0%
\$200,000 to \$299,999	14	11	-21.4%	15	18	+20.0%
\$300,000 to \$399,999	26	31	+19.2%	19	19	0.0%
\$400,000 to \$499,999	43	47	+9.3%	8	9	+12.5%
\$500,000 to \$699,999	94	94	0.0%	18	20	+11.1%
\$700,000 to \$999,999	67	63	-6.0%	0	1	--
\$1,000,000 to \$1,999,999	62	56	-9.7%	0	0	--
\$2,000,000 and Above	9	8	-11.1%	0	0	--
All Price Ranges	319	319	0.0%	61	70	+14.8%

### Compared to Prior Month

	Single Family			Townhouse-Condo		
	8-2025	9-2025	Change	8-2025	9-2025	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	0	--	0	0	--
\$200,000 to \$299,999	0	1	--	3	2	-33.3%
\$300,000 to \$399,999	2	0	-100.0%	3	3	0.0%
\$400,000 to \$499,999	1	9	+800.0%	2	0	-100.0%
\$500,000 to \$699,999	8	11	+37.5%	5	4	-20.0%
\$700,000 to \$999,999	6	5	-16.7%	0	0	--
\$1,000,000 to \$1,999,999	7	9	+28.6%	0	0	--
\$2,000,000 and Above	1	2	+100.0%	0	0	--
All Price Ranges	25	37	+48.0%	13	9	-30.8%

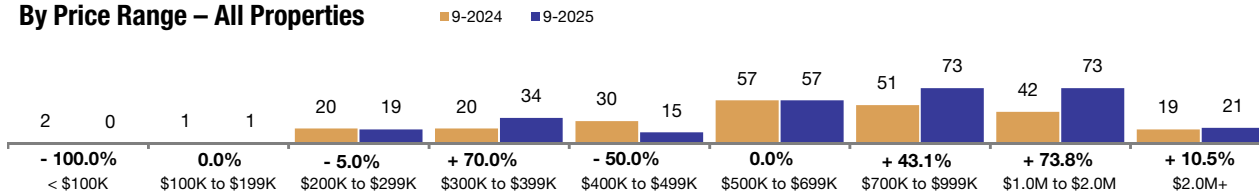
### Year to Date

	Single Family			Townhouse-Condo		
	9-2024	9-2025	Change	9-2024	9-2025	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	3	7	+133.3%	0	3	--
\$200,000 to \$299,999	9	4	-55.6%	11	14	+27.3%
\$300,000 to \$399,999	20	18	-10.0%	17	14	-17.6%
\$400,000 to \$499,999	31	40	+29.0%	7	8	+14.3%
\$500,000 to \$699,999	68	74	+8.8%	17	14	-17.6%
\$700,000 to \$999,999	49	45	-8.2%	0	1	--
\$1,000,000 to \$1,999,999	49	38	-22.4%	0	0	--
\$2,000,000 and Above	8	7	-12.5%	0	0	--
All Price Ranges	237	233	-1.7%	52	54	+3.8%

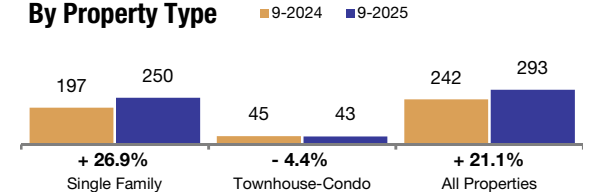
# Inventory of Active Listings

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		
	9-2024	9-2025	Change	9-2024	9-2025	Change
\$99,999 and Below	1	0	-100.0%	1	0	-100.0%
\$100,000 to \$199,999	1	1	0.0%	0	0	--
\$200,000 to \$299,999	6	8	+33.3%	14	11	-21.4%
\$300,000 to \$399,999	11	18	+63.6%	9	16	+77.8%
\$400,000 to \$499,999	21	13	-38.1%	9	2	-77.8%
\$500,000 to \$699,999	47	46	-2.1%	10	11	+10.0%
\$700,000 to \$999,999	49	70	+42.9%	2	3	+50.0%
\$1,000,000 to \$1,999,999	42	73	+73.8%	0	0	--
\$2,000,000 and Above	19	21	+10.5%	0	0	--
All Price Ranges	197	250	+26.9%	45	43	-4.4%

### Compared to Prior Month

	Single Family			Townhouse-Condo		
	8-2025	9-2025	Change	8-2025	9-2025	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	3	1	-66.7%	0	0	--
\$200,000 to \$299,999	10	8	-20.0%	9	11	+22.2%
\$300,000 to \$399,999	18	18	0.0%	16	16	0.0%
\$400,000 to \$499,999	20	13	-35.0%	4	2	-50.0%
\$500,000 to \$699,999	47	46	-2.1%	11	11	0.0%
\$700,000 to \$999,999	70	70	0.0%	3	3	0.0%
\$1,000,000 to \$1,999,999	70	73	+4.3%	0	0	--
\$2,000,000 and Above	23	21	-8.7%	0	0	--
All Price Ranges	261	250	-4.2%	43	43	0.0%

### Year to Date

Single Family	Townhouse-Condo
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®



<b>New Listings</b>	A measure of how much new supply is coming onto the market from sellers.
<b>Pending Sales</b>	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.
<b>Sold Listings</b>	A measure of home sales that were closed to completion during the report period.
<b>Median Sold Price</b>	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
<b>Average Sold Price</b>	A sum of all home sales prices divided by total number of sales.
<b>Percent of List Price Received</b>	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
<b>Days on Market Until Sale</b>	A measure of how long it takes homes to sell, on average.
<b>Housing Affordability Index</b>	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.
<b>Inventory of Active Listings</b>	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.
<b>Months Supply of Inventory</b>	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.