

# Monthly Indicators



## November 2025

Percent changes calculated using year-over-year comparisons.

New Listings decreased 30.0 percent to 28. Sold Listings increased 60.9 percent to 37. Active Listings grew 19.4 percent to 240 units.

Prices were a tad soft. The Median Sales Price decreased 30.8 percent to \$415,000. Days on Market was up 21.2 percent to 166 days. Buyers felt empowered as Months Supply of Inventory was up 17.5 percent to 7.4 months.

Nationally, inventory dipped 0.7% month-over-month but rose 10.9% year-over-year, totaling 1.52 million units, according to NAR. At the current sales pace, supply stands at 4.4 months, slightly below last month's level but higher than the 4.1 months recorded a year ago. Supported by modest inventory levels, prices continue to rise, with the national median existing-home price increasing 2.1% year-over-year to \$415,200, marking 28 consecutive months of annual gains.

## Activity Snapshot

**+ 60.9%**      **+ 19.4%**      **- 30.8%**

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.

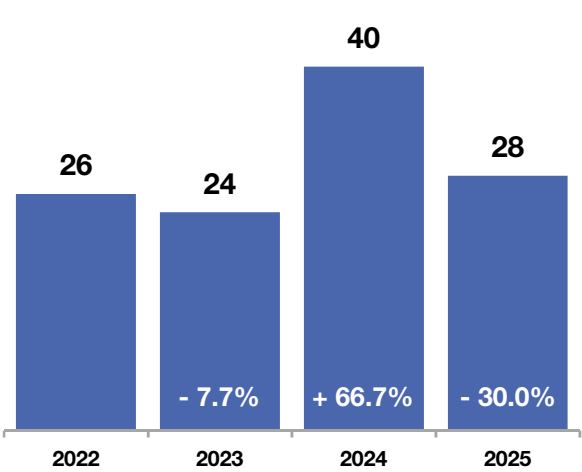


Key Metrics	Historical Sparkbars	11-2024	11-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		40	28	- 30.0%	621	657	+ 5.8%
Pending Sales		21	25	+ 19.0%	370	376	+ 1.6%
Sold Listings		23	37	+ 60.9%	365	362	- 0.8%
Median Sold Price		\$600,000	\$415,000	- 30.8%	\$600,000	\$563,500	- 6.1%
Avg. Sales Price		\$663,757	\$506,108	- 23.8%	\$763,120	\$686,218	- 10.1%
Pct. of List Price Received		94.0%	97.4%	+ 3.6%	96.7%	96.5%	- 0.2%
Days on Market		137	166	+ 21.2%	123	129	+ 4.9%
Cumulative Days on Market		137	171	+ 24.8%	132	150	+ 13.6%
Affordability Index		49	74	+ 51.0%	49	54	+ 10.2%
Active Listings		201	240	+ 19.4%	--	--	--
Months Supply		6.3	7.4	+ 17.5%	--	--	--

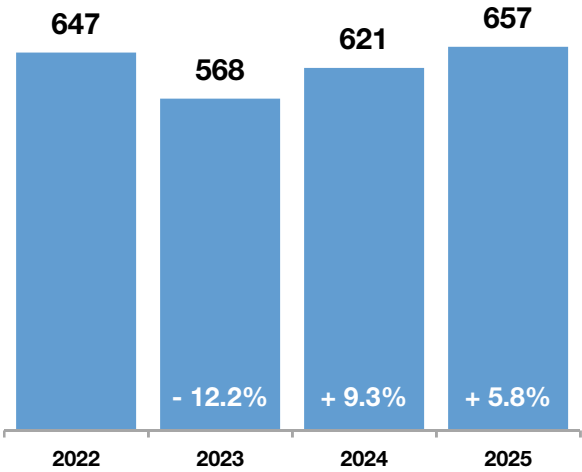
# New Listings



## November

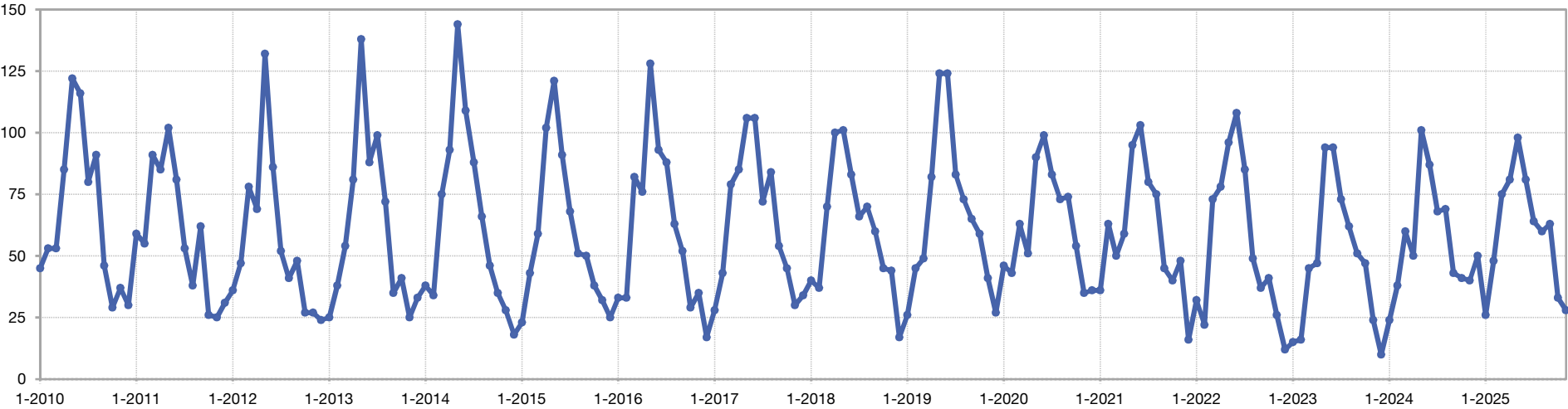


## Year to Date



	New Listings	Percent Change from Previous Year
Dec-2024	50	+400.0%
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	28	-30.0%

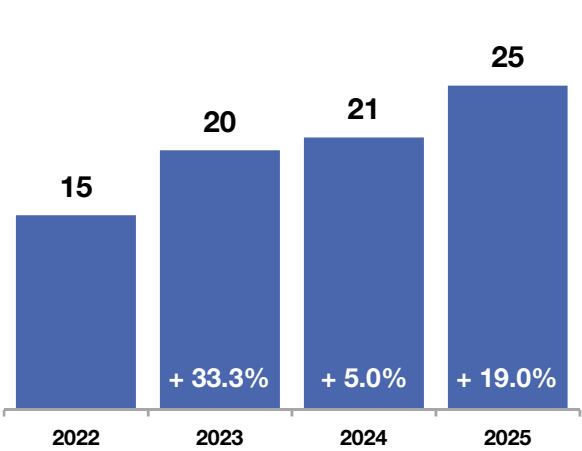
## Historical New Listings by Month



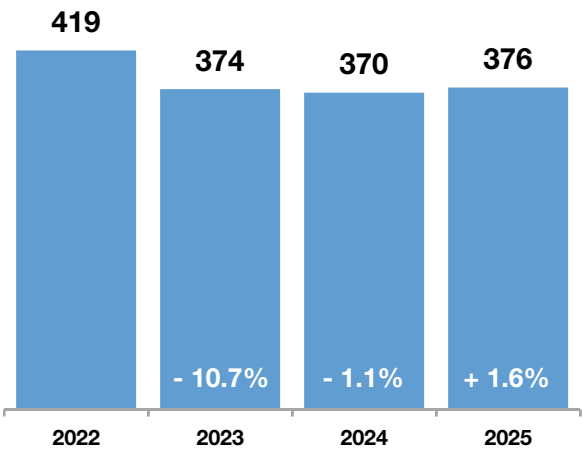
# Pending Sales



## November

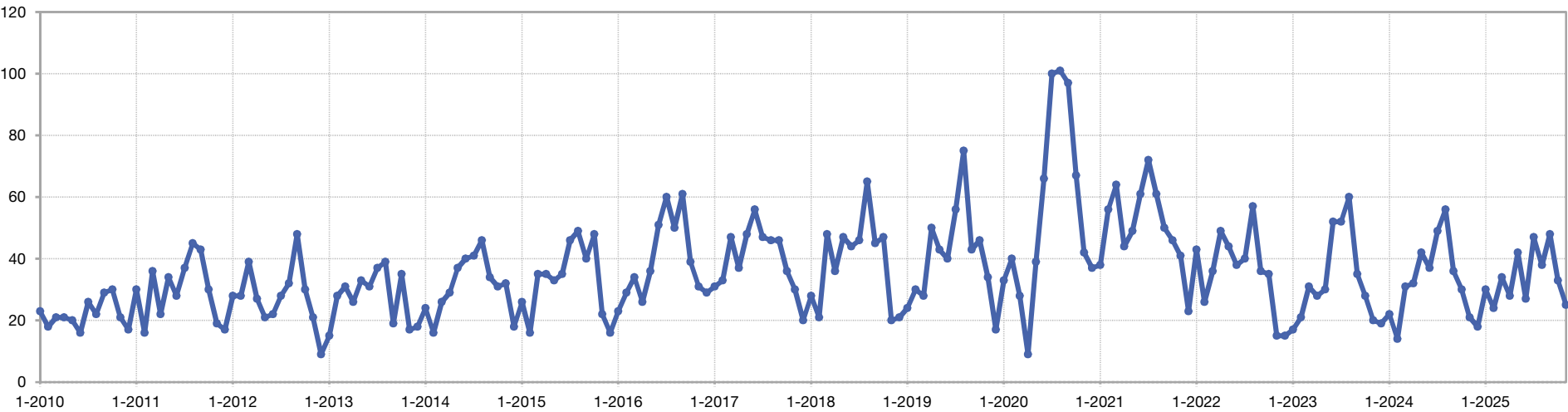


## Year to Date



	Pending Sales	Percent Change from Previous Year
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	48	+33.3%
Oct-2025	33	+10.0%
Nov-2025	25	+19.0%

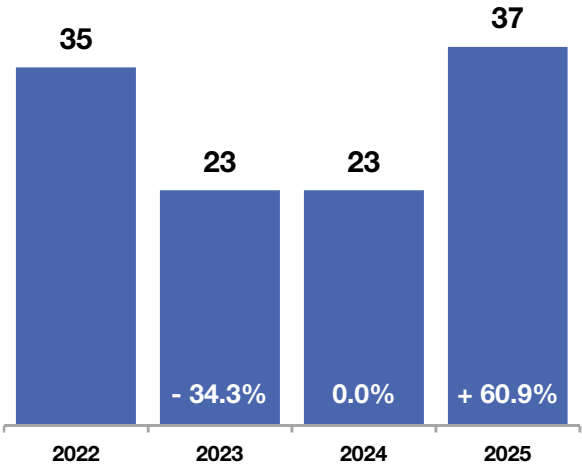
## Historical Pending Sales by Month



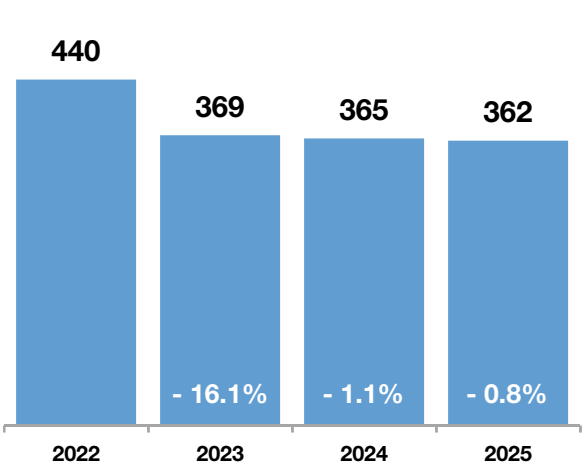
# Sold Listings



## November

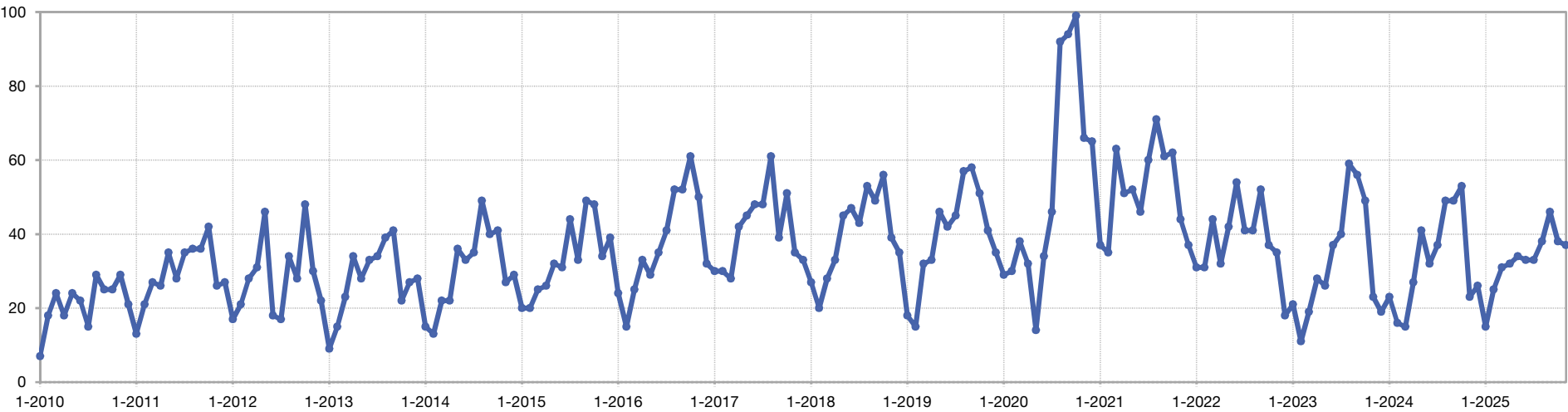


## Year to Date



	Sold Listings	Percent Change from Previous Year
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%
Oct-2025	38	-28.3%
Nov-2025	37	+60.9%

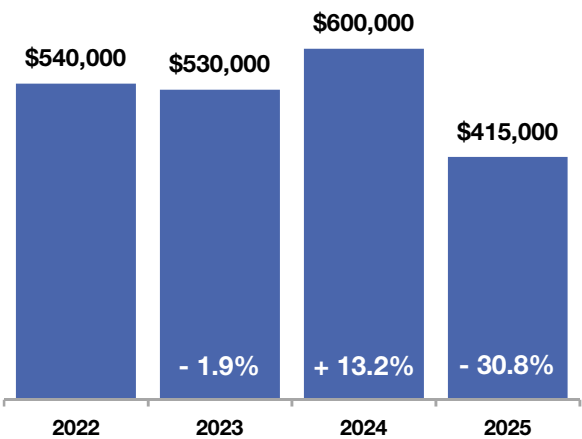
## Historical Sold Listings by Month



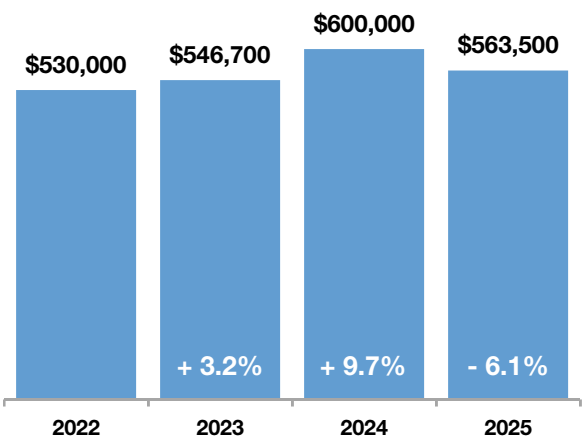
# Median Sold Price



## November

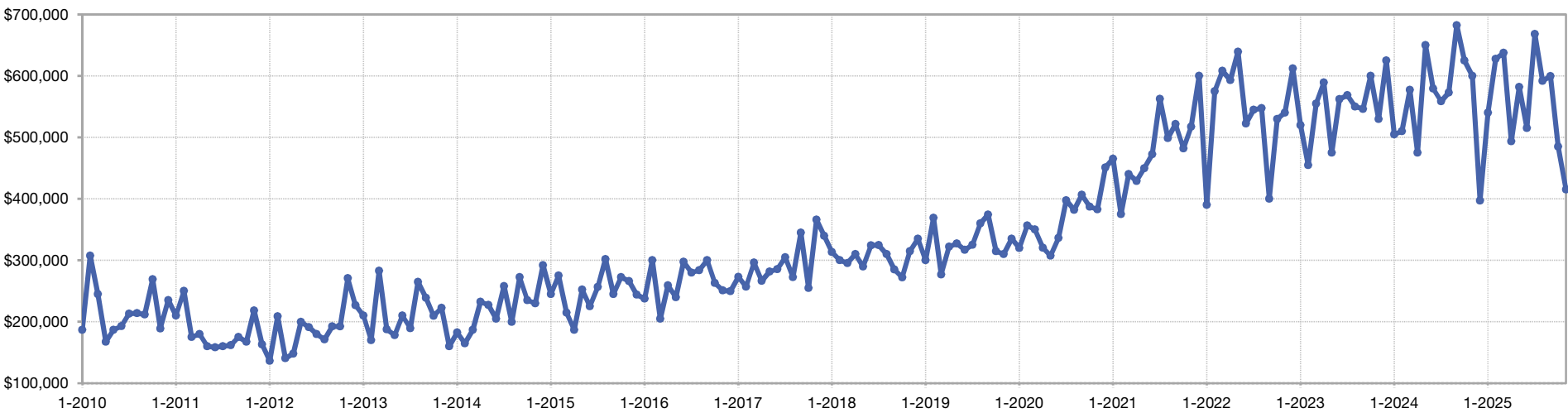


## Year to Date



	Median Sold Price	Percent Change from Previous Year
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%
Oct-2025	\$485,000	-22.4%
Nov-2025	\$415,000	-30.8%

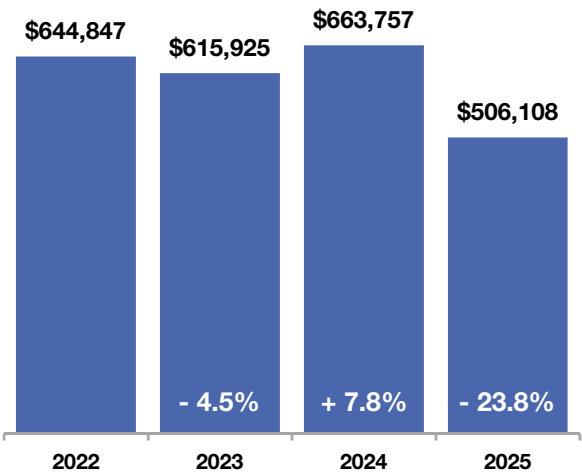
## Historical Median Sold Price by Month



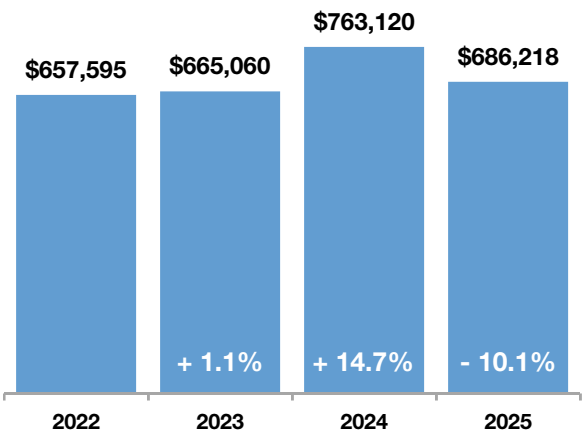
# Average Sold Price



## November

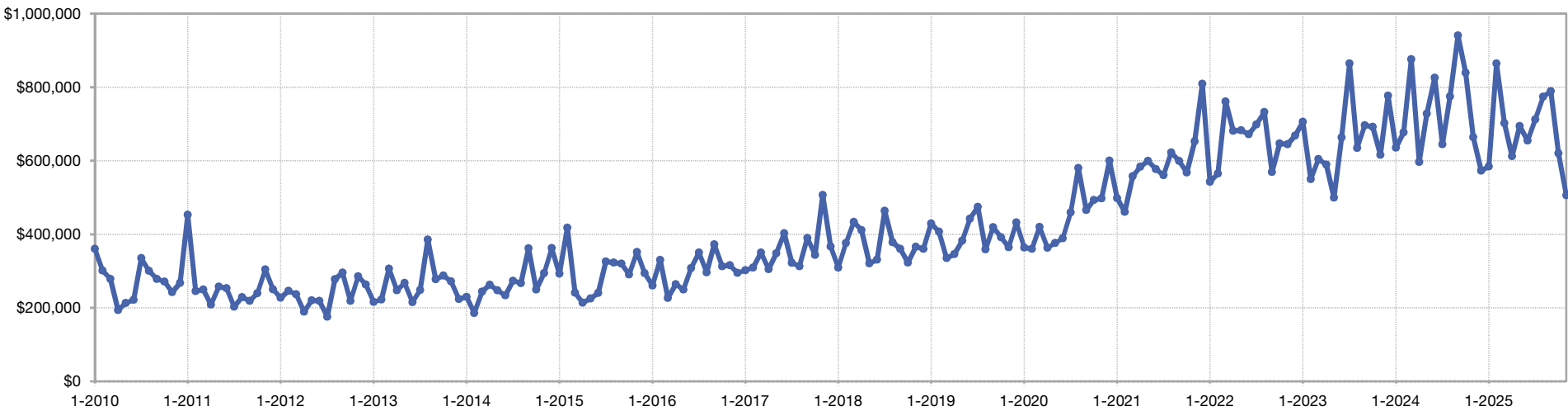


## Year to Date



	Avg. Sales Price	Percent Change from Previous Year
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%
Oct-2025	\$619,986	-26.1%
Nov-2025	\$506,108	-23.8%

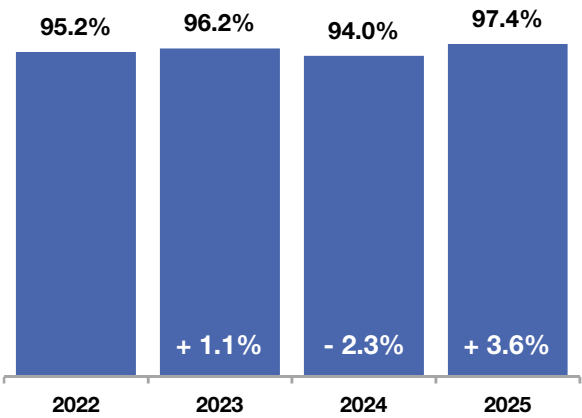
## Historical Average Sold Price by Month



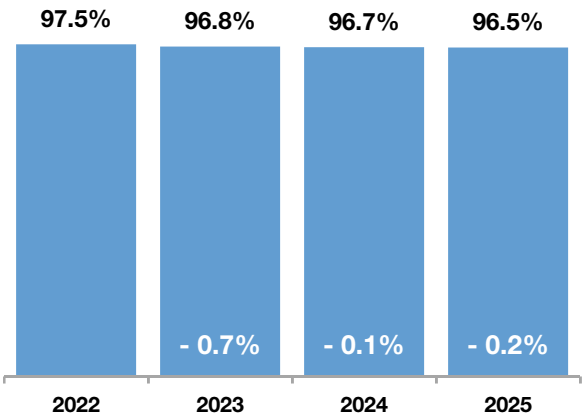
# Percent of List Price Received



## November

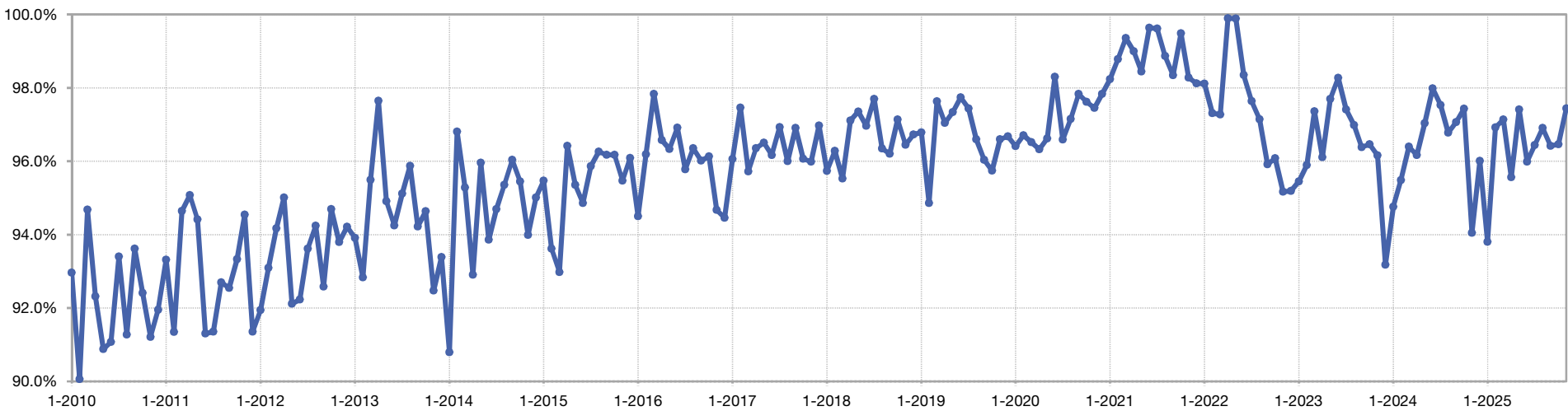


## Year to Date



	Percent of List Price Received	Percent Change from Previous Year
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%
Oct-2025	96.5%	-0.9%
Nov-2025	97.4%	+3.6%

## Historical Percent of List Price Received by Month

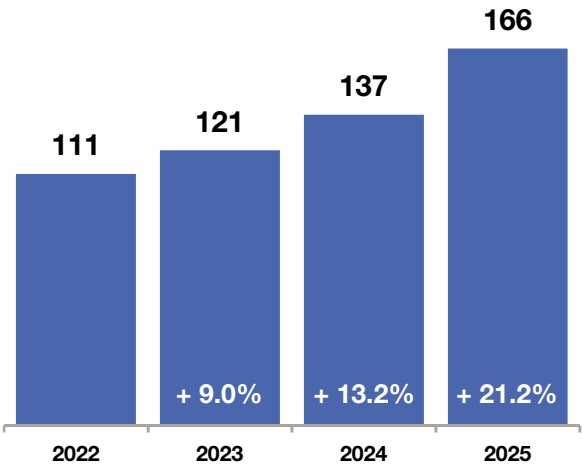




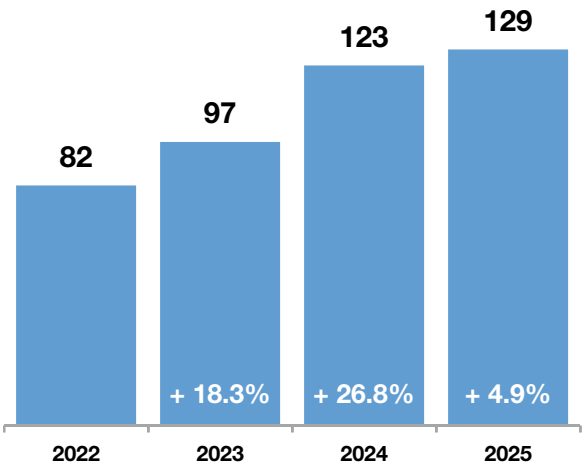
# Days on Market Until Sale



## November

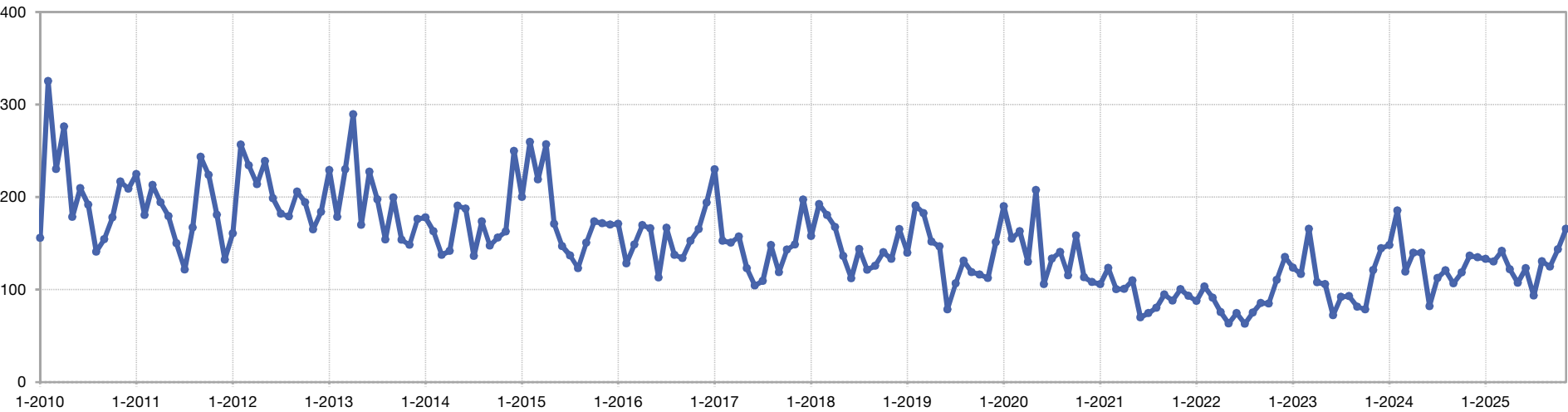


## Year to Date



	Days on Market	Percent Change from Previous Year
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%
Oct-2025	143	+21.2%
Nov-2025	166	+21.2%

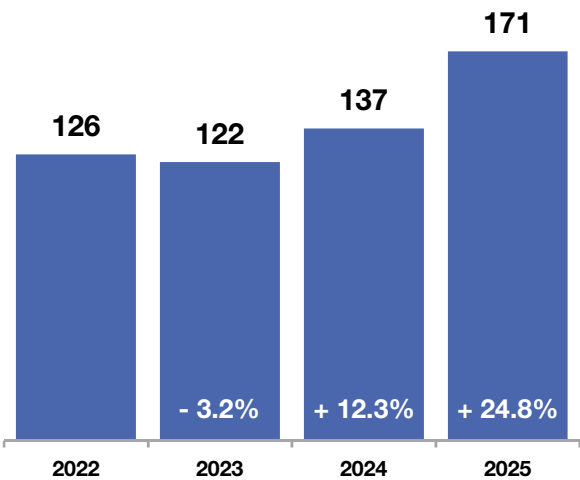
## Historical Days on Market Until Sale by Month



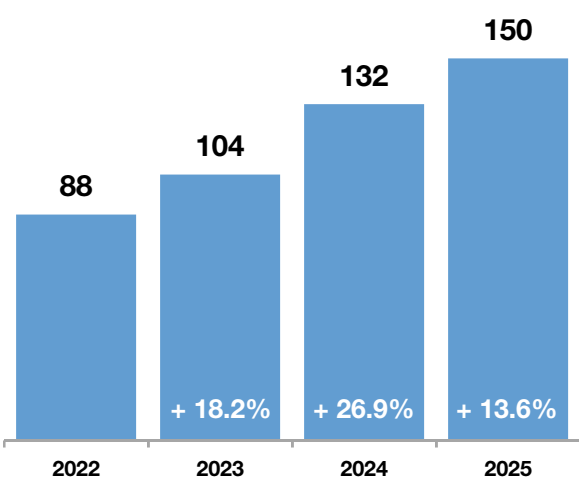
# Cumulative Days on Market Until Sale



## November

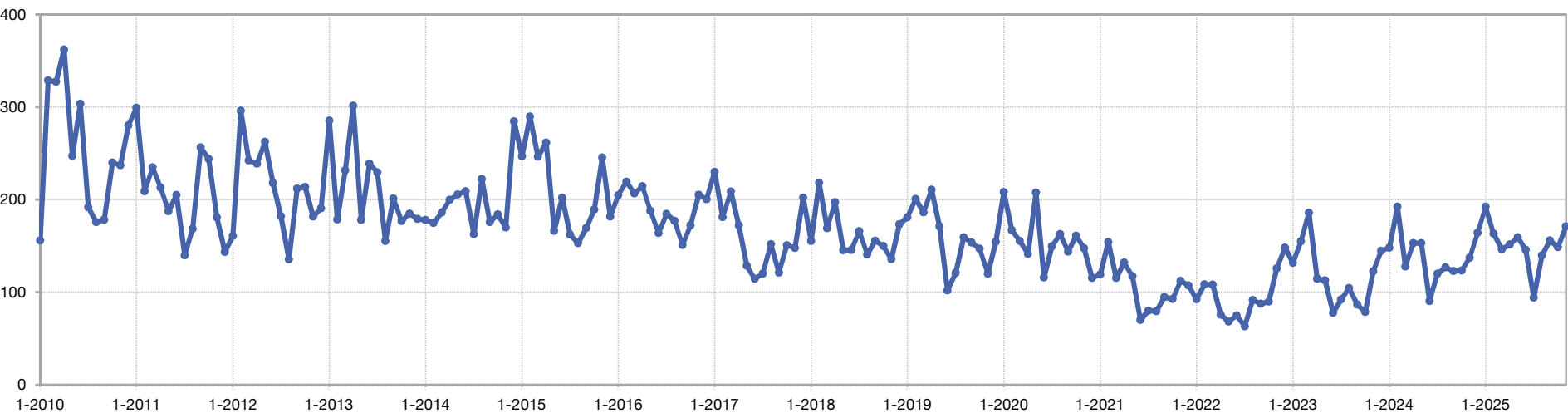


## Year to Date



	Cumulative Days on Market	Percent Change from Previous Year
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%
Oct-2025	149	+21.1%
Nov-2025	171	+24.8%

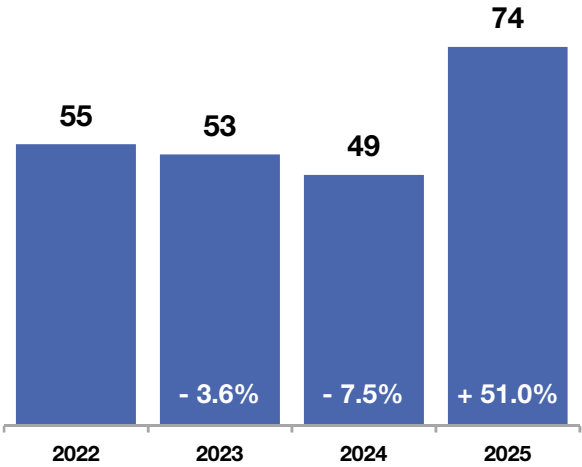
## Historical Cumulative Days on Market Until Sale by Month



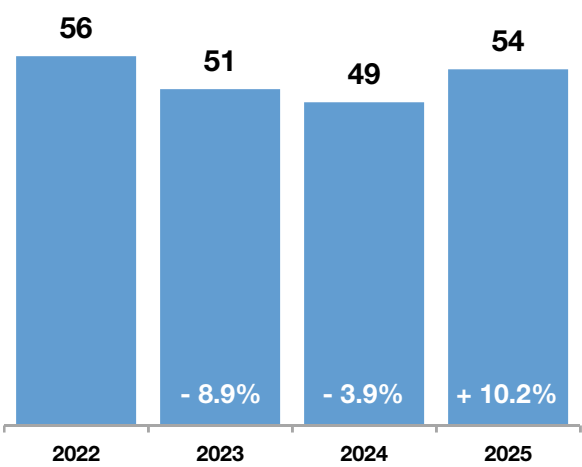
# Housing Affordability Index



## November

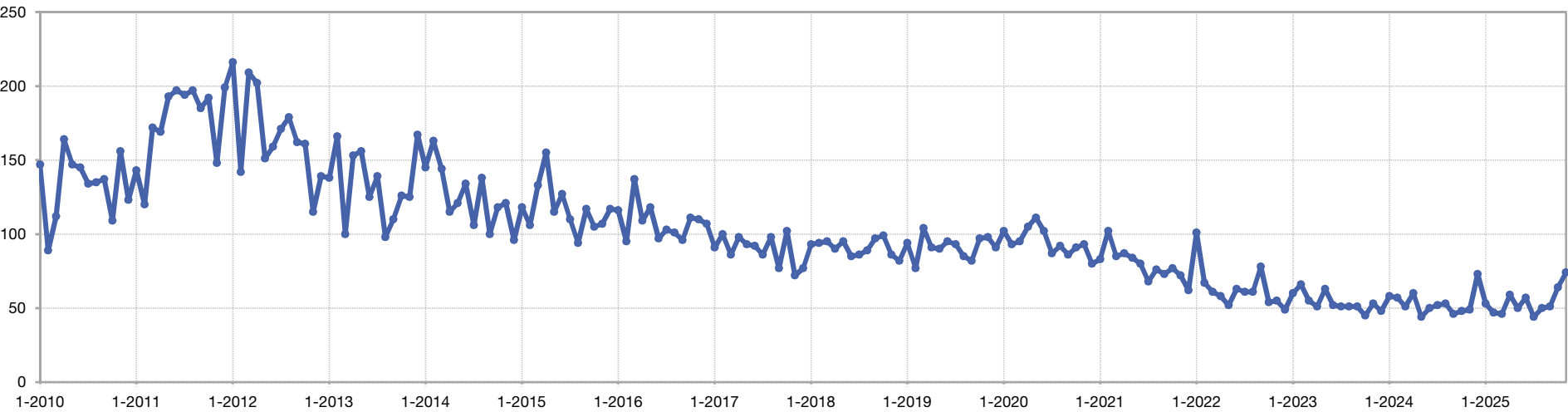


## Year to Date



	Affordability Index	Percent Change from Previous Year
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%
Oct-2025	64	+33.3%
Nov-2025	74	+51.0%

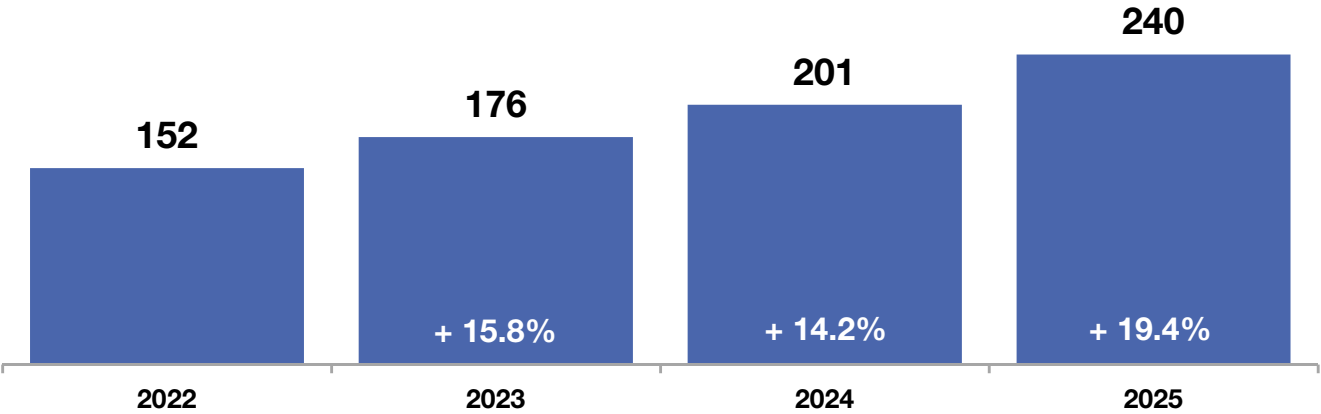
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

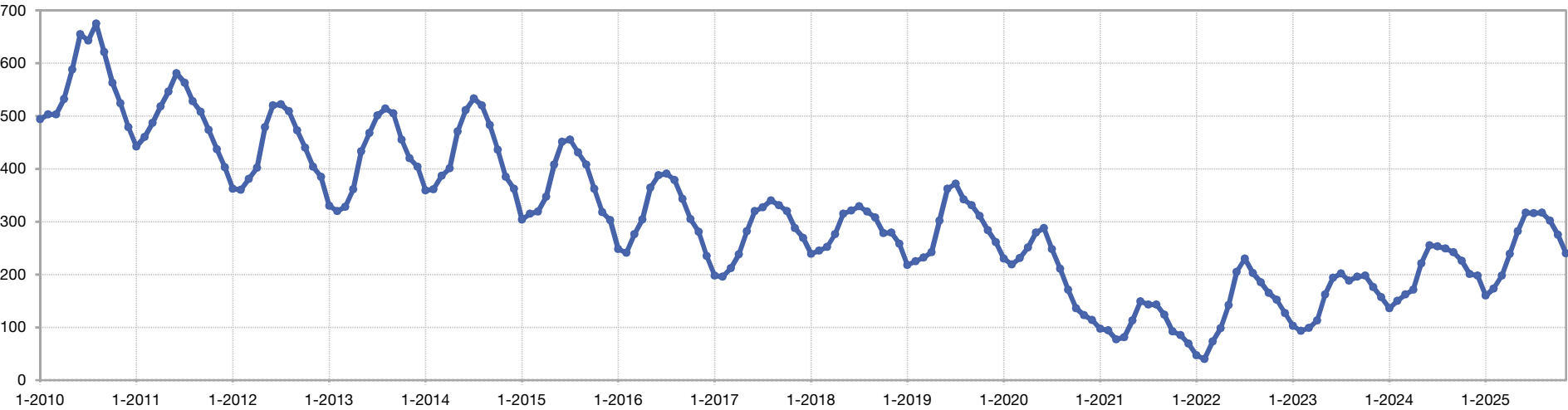


## November



	Active Listings	Percent Change from Previous Year
Dec-2024	198	+26.1%
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	275	+21.7%
Nov-2025	240	+19.4%

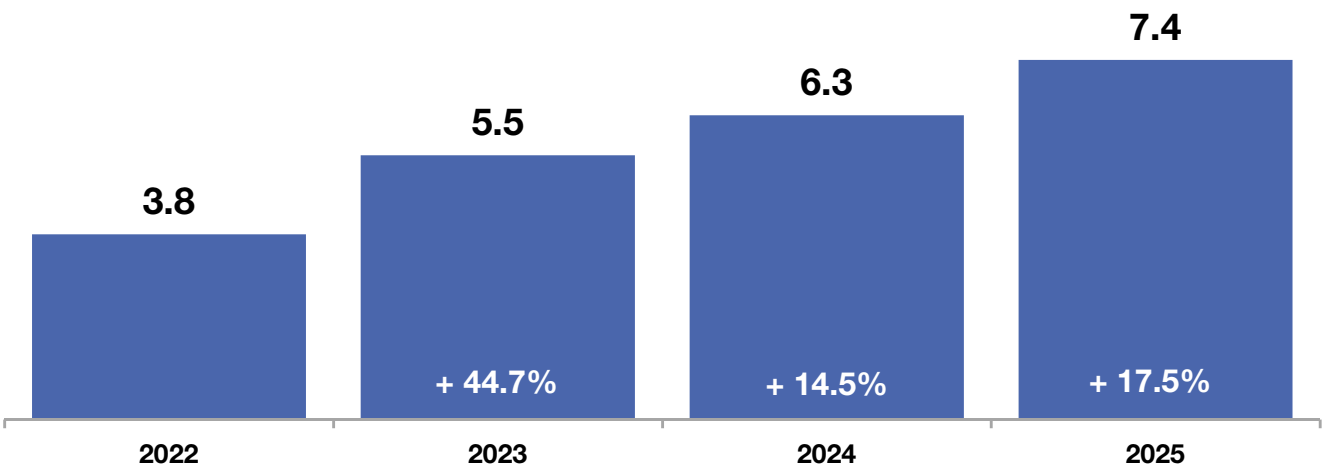
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory

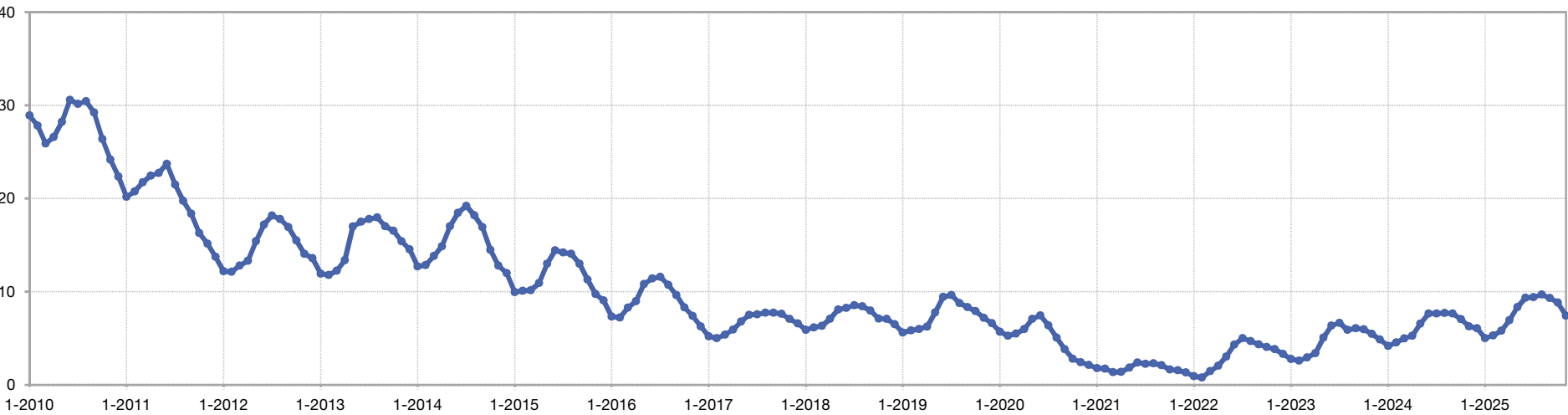


## November



	Months Supply	Percent Change from Previous Year
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	6.9	+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	8.8	+23.9%
Nov-2025	7.4	+17.5%

## Historical Months Supply of Inventory by Month

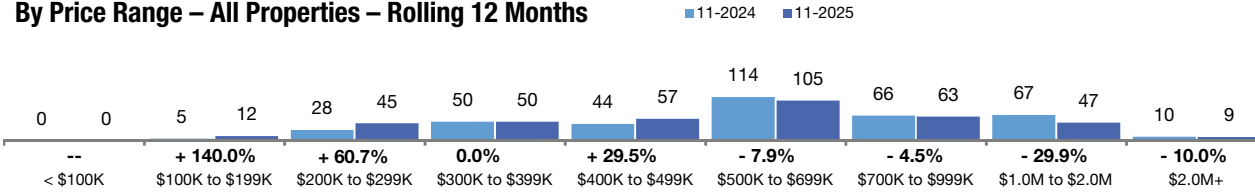


# Sold Listings

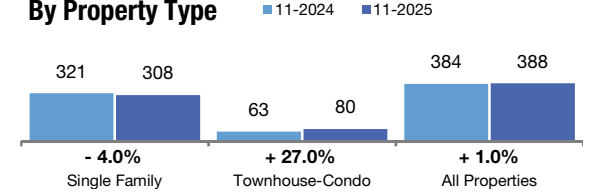
Actual sales that have closed in a given month.



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



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	11-2024	11-2025	Change	11-2024	11-2025	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	5	9	+ 80.0%	0	3	--
\$200,000 to \$299,999	14	15	+ 7.1%	14	30	+ 114.3%
\$300,000 to \$399,999	30	32	+ 6.7%	20	18	- 10.0%
\$400,000 to \$499,999	37	47	+ 27.0%	7	10	+ 42.9%
\$500,000 to \$699,999	92	87	- 5.4%	22	18	- 18.2%
\$700,000 to \$999,999	66	62	- 6.1%	0	1	--
\$1,000,000 to \$1,999,999	67	47	- 29.9%	0	0	--
\$2,000,000 and Above	10	9	- 10.0%	0	0	--
All Price Ranges	321	308	- 4.0%	63	80	+ 27.0%

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	10-2025	11-2025	Change	10-2025	11-2025	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	1	--	0	0	--
\$200,000 to \$299,999	5	3	- 40.0%	2	12	+ 500.0%
\$300,000 to \$399,999	8	2	- 75.0%	1	0	- 100.0%
\$400,000 to \$499,999	3	2	- 33.3%	1	0	- 100.0%
\$500,000 to \$699,999	2	9	+ 350.0%	3	0	- 100.0%
\$700,000 to \$999,999	8	5	- 37.5%	0	0	--
\$1,000,000 to \$1,999,999	3	3	0.0%	0	0	--
\$2,000,000 and Above	2	0	- 100.0%	0	0	--
All Price Ranges	31	25	- 19.4%	7	12	+ 71.4%

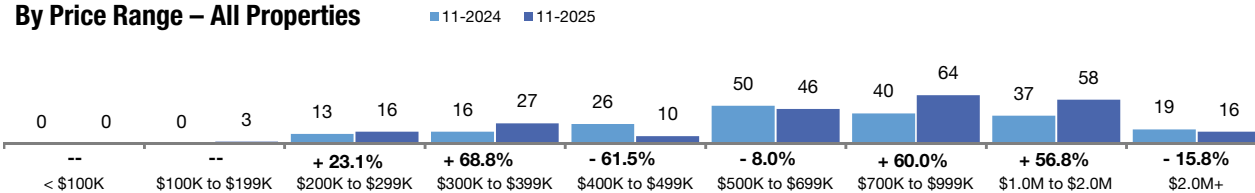
### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	11-2024	11-2025	Change	11-2024	11-2025	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	4	8	+ 100.0%	0	3	--
\$200,000 to \$299,999	13	12	- 7.7%	13	28	+ 115.4%
\$300,000 to \$399,999	29	28	- 3.4%	19	15	- 21.1%
\$400,000 to \$499,999	36	45	+ 25.0%	7	9	+ 28.6%
\$500,000 to \$699,999	86	85	- 1.2%	22	17	- 22.7%
\$700,000 to \$999,999	63	58	- 7.9%	0	1	--
\$1,000,000 to \$1,999,999	64	44	- 31.3%	0	0	--
\$2,000,000 and Above	9	9	0.0%	0	0	--
All Price Ranges	304	289	- 4.9%	61	73	+ 19.7%

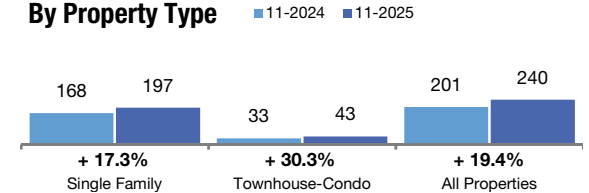
# Inventory of Active Listings

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		
	11-2024	11-2025	Change	11-2024	11-2025	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	2	--	0	1	--
\$200,000 to \$299,999	6	5	- 16.7%	7	11	+ 57.1%
\$300,000 to \$399,999	10	13	+ 30.0%	6	14	+ 133.3%
\$400,000 to \$499,999	17	8	- 52.9%	9	2	- 77.8%
\$500,000 to \$699,999	41	35	- 14.6%	9	11	+ 22.2%
\$700,000 to \$999,999	38	61	+ 60.5%	2	3	+ 50.0%
\$1,000,000 to \$1,999,999	37	57	+ 54.1%	0	1	--
\$2,000,000 and Above	19	16	- 15.8%	0	0	--
All Price Ranges	168	197	+ 17.3%	33	43	+ 30.3%

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	10-2025	11-2025	Change	10-2025	11-2025	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	7	5	- 28.6%	12	11	- 8.3%
\$300,000 to \$399,999	13	13	0.0%	14	14	0.0%
\$400,000 to \$499,999	10	8	- 20.0%	2	2	0.0%
\$500,000 to \$699,999	45	35	- 22.2%	12	11	- 8.3%
\$700,000 to \$999,999	68	61	- 10.3%	4	3	- 25.0%
\$1,000,000 to \$1,999,999	68	57	- 16.2%	0	1	--
\$2,000,000 and Above	18	16	- 11.1%	0	0	--
All Price Ranges	231	197	- 14.7%	44	43	- 2.3%

### 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.