Monthly Indicators

October 2026

Percent changes calculated using year-over-year comparisons.

New Listings increased 15.2 percent to 38. Sold Listings increased 8.3 percent to 39. Active Listings grew 2.9 percent to 286 units.

Prices continued to gain traction. The Median Sales Price increased 18.6 percent to $575,000. Days on Market was up 4.7 percent to 156 days. Sellers were encouraged as Months Supply of Inventory was down 2.1 percent to 9.5 months.

Heading into October, 1.60 million homes were listed for sale, up 1.9 percent from the previous month and 4.6 percent from a year earlier, according to NAR. Unsold inventory was a 4.8-month supply, unchanged from August and up from a 4.5-month supply a year earlier. The median existing-home sales price was $417,500, up 1.3 percent from $412,300 a year earlier. That marked the 39th consecutive month of year-over-year price gains.

Activity Snapshot

+ 8.3%	+ 2.9%	+ 18.6%
One-Year Change in **Sold Listings**	One-Year Change in **Active Listings**	One-Year Change in **Median Sold Price**

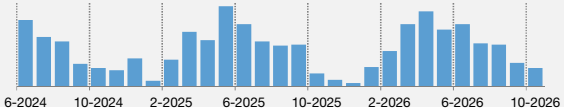
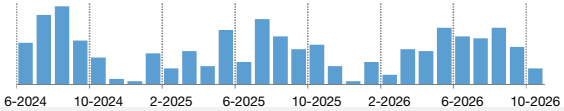
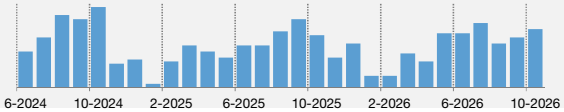
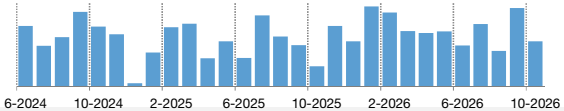
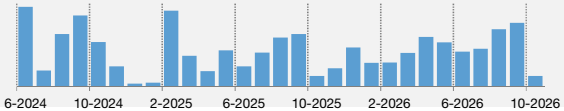
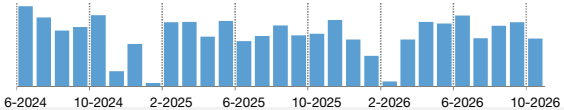
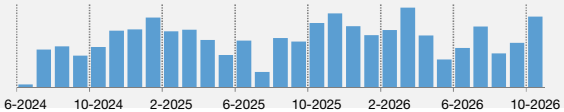
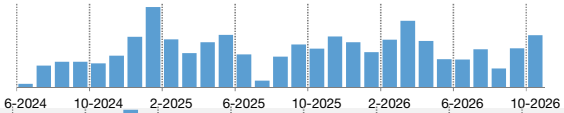
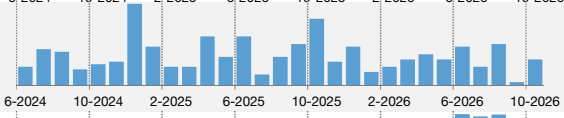
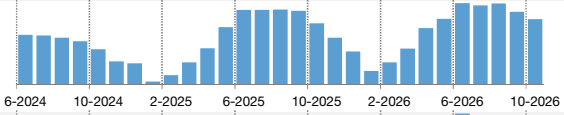
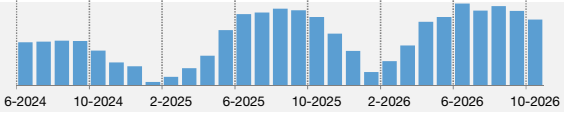
Residential real estate activity in Archuleta County composed of single-family properties, townhomes and condominiums combined. Percent changes are calculated using rounded figures.

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Current as of November 4, 2026. Data © 2026 Colorado Real Estate Network. Report © 2026 ShowingTime Plus, LLC.

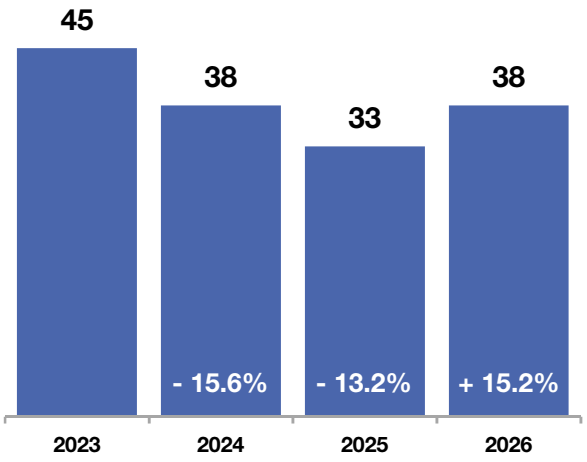
Market Overview

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

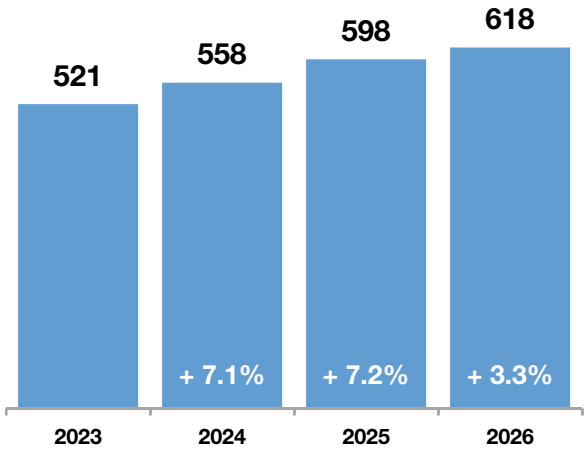
Key Metrics	Historical Sparkbars	10-2025	10-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		33	**38**	+ 15.2%	598	**618**	+ 3.3%
Pending Sales		33	**22**	- 33.3%	315	**314**	- 0.0%
Sold Listings		36	**39**	+ 8.3%	299	**304**	+ 1.7%
Median Sold Price		$485,000	**$575,000**	+ 18.6%	$565,000	**$613,500**	+ 8.6%
Avg. Sales Price		$624,013	**$623,815**	- 0.0%	$717,161	**$733,963**	+ 2.3%
Pct. of List Price Received		96.4%	**96.0%**	- 0.4%	96.4%	**96.4%**	0.0%
Days on Market		149	**156**	+ 4.7%	131	**135**	+ 3.1%
Cumulative Days on Market		154	**177**	+ 14.9%	153	**155**	+ 1.3%
Affordability Index		71	**55**	- 22.5%	61	**51**	- 16.4%
Active Listings		278	**286**	+ 2.9%	--	--	--
Months Supply		9.7	**9.5**	- 2.1%	--	--	--

New Listings

October

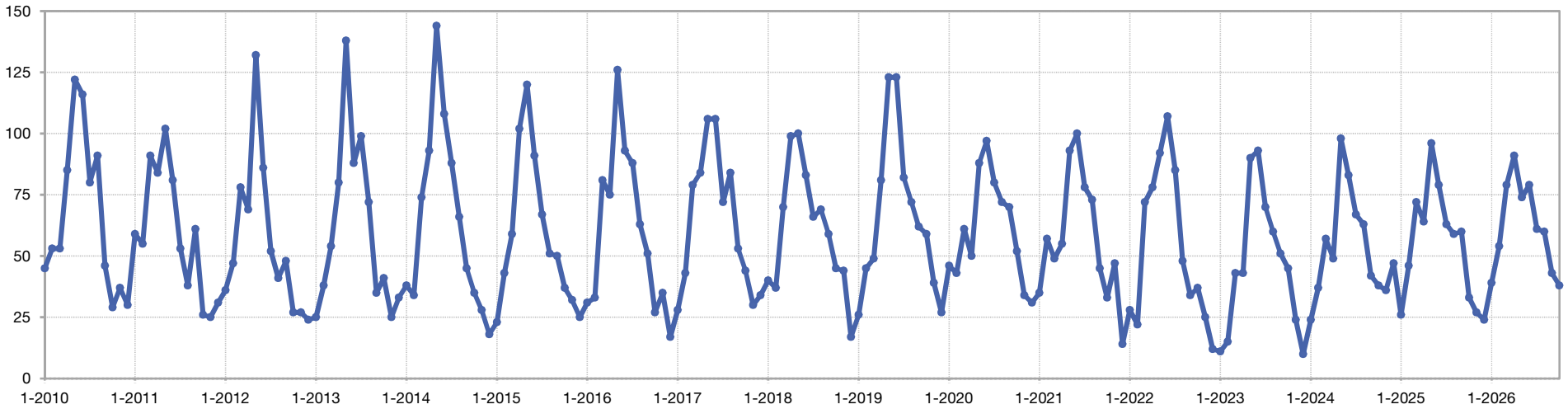


Year to Date



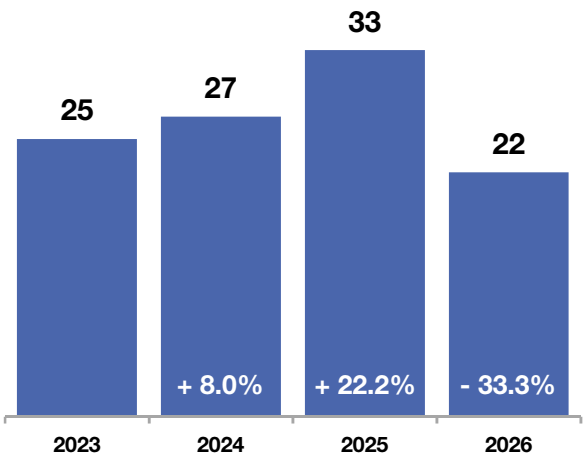
	New Listings	Percent Change from Previous Year
Nov-2025	27	-25.0%
Dec-2025	24	-48.9%
Jan-2026	39	+50.0%
Feb-2026	54	+17.4%
Mar-2026	79	+9.7%
Apr-2026	91	+42.2%
May-2026	74	-22.9%
Jun-2026	79	0.0%
Jul-2026	61	-3.2%
Aug-2026	60	+1.7%
Sep-2026	43	-28.3%
Oct-2026	**38**	**+15.2%**

Historical New Listings by Month

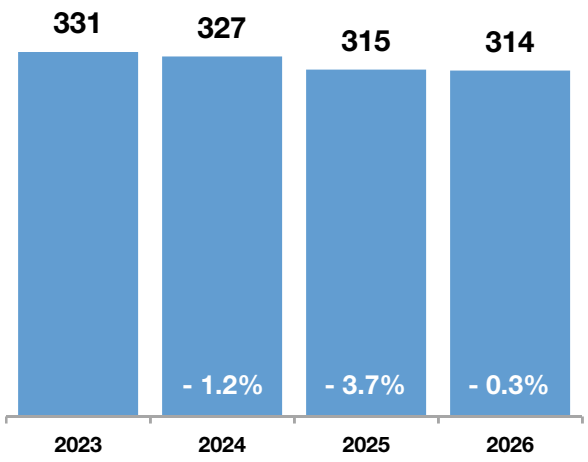


Pending Sales

October

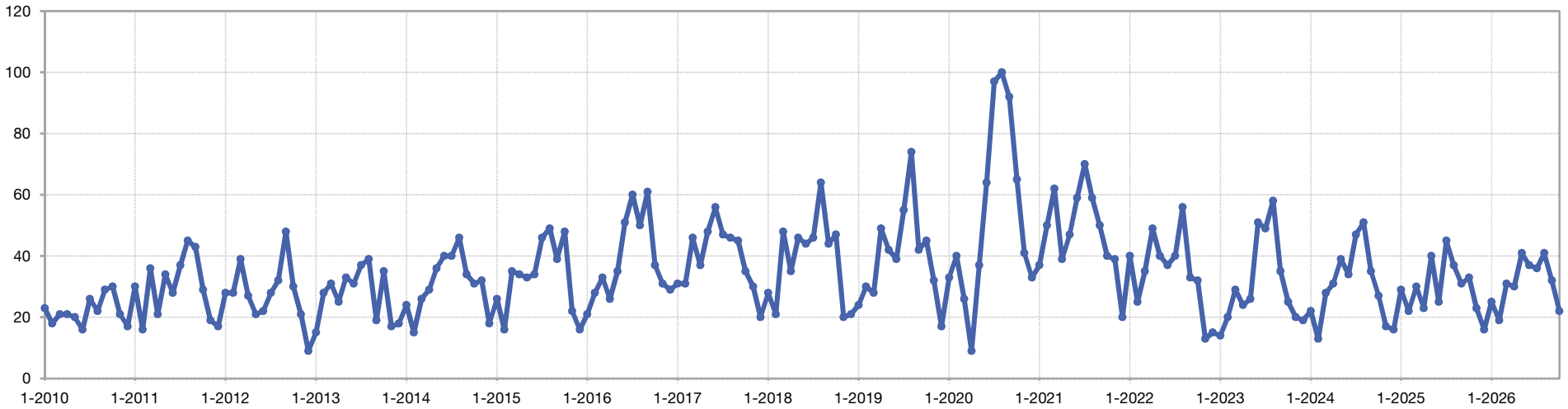


Year to Date



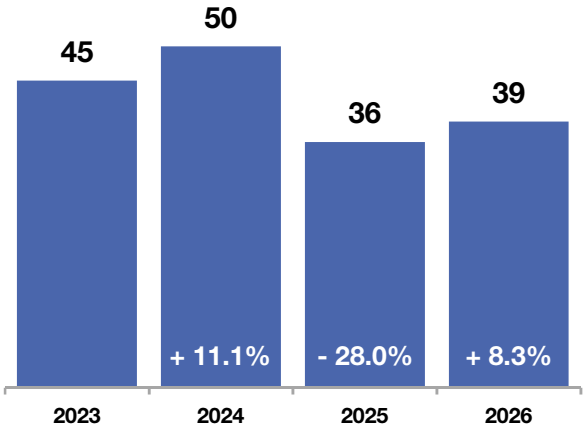
	Pending Sales	Percent Change from Previous Year
Nov-2025	23	+35.3%
Dec-2025	16	0.0%
Jan-2026	25	-13.8%
Feb-2026	19	-13.6%
Mar-2026	31	+3.3%
Apr-2026	30	+30.4%
May-2026	41	+2.5%
Jun-2026	37	+48.0%
Jul-2026	36	-20.0%
Aug-2026	41	+10.8%
Sep-2026	32	+3.2%
Oct-2026	**22**	**-33.3%**

Historical Pending Sales by Month

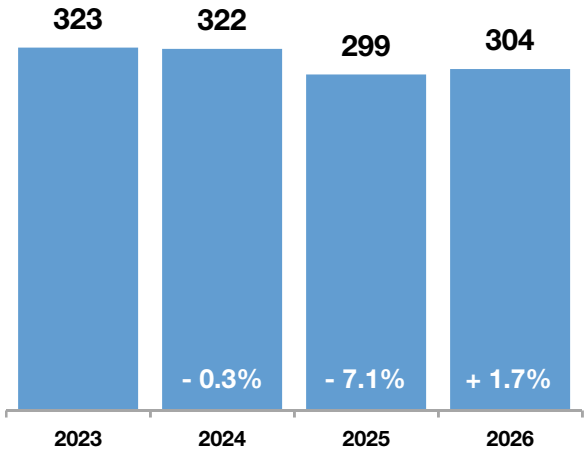


Sold Listings

October

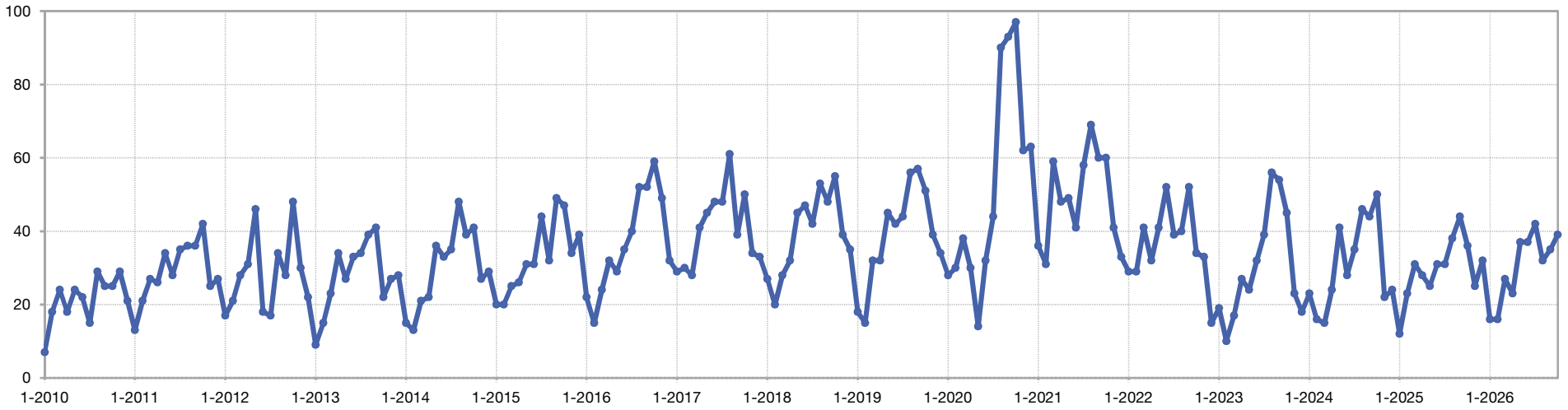


Year to Date



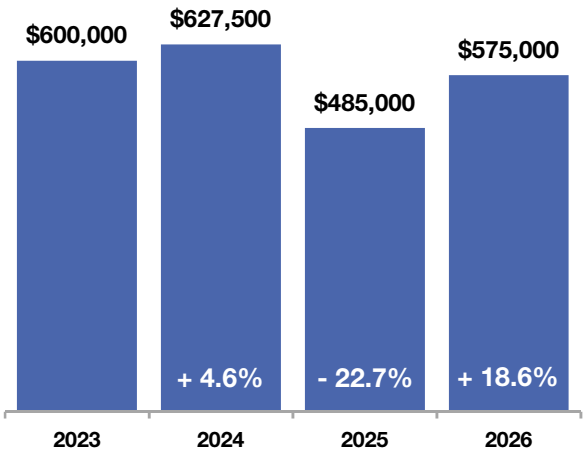
	Sold Listings	Percent Change from Previous Year
Nov-2025	25	+13.6%
Dec-2025	32	+33.3%
Jan-2026	16	+33.3%
Feb-2026	16	-30.4%
Mar-2026	27	-12.9%
Apr-2026	23	-17.9%
May-2026	37	+48.0%
Jun-2026	37	+19.4%
Jul-2026	42	+35.5%
Aug-2026	32	-15.8%
Sep-2026	35	-20.5%
Oct-2026	**39**	**+8.3%**

Historical Sold Listings by Month

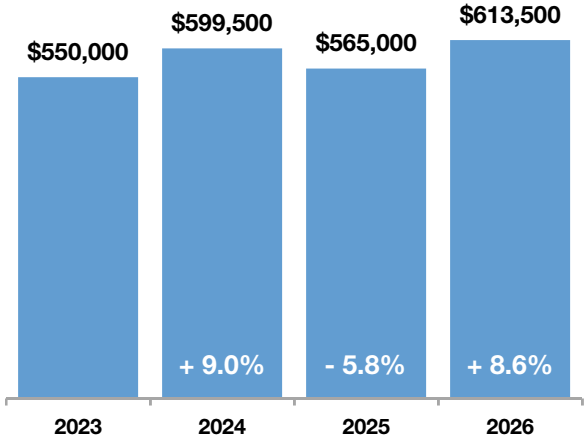


Median Sold Price

October

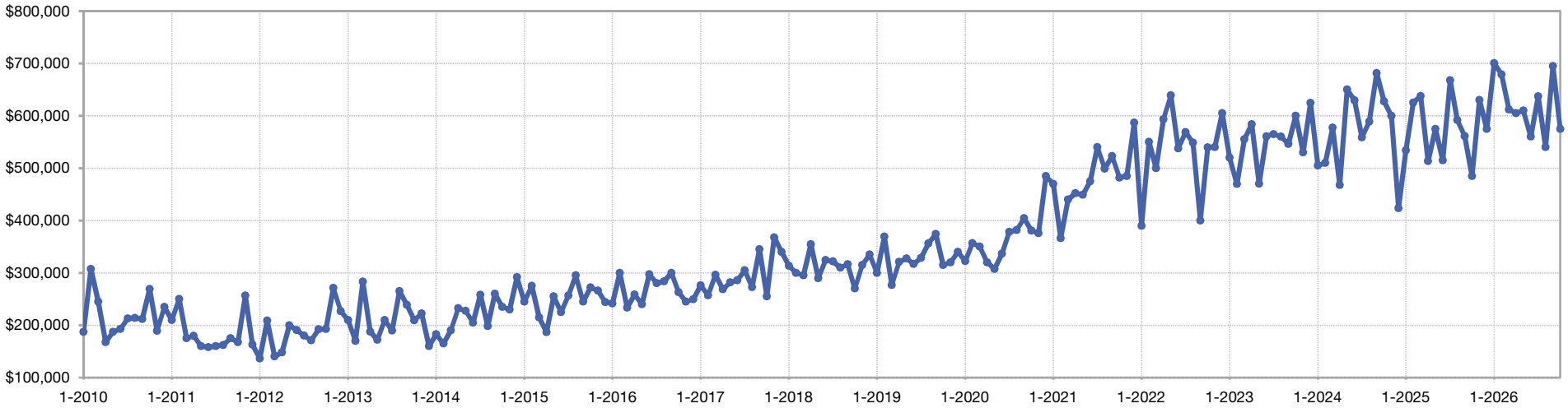


Year to Date



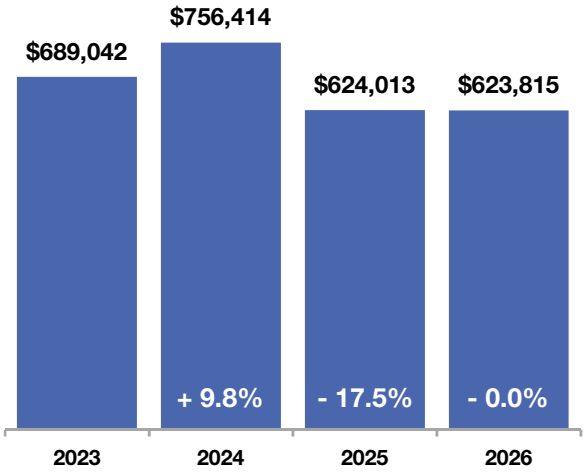
	Median Sold Price	Percent Change from Previous Year
Nov-2025	$630,000	+5.0%
Dec-2025	$575,000	+35.8%
Jan-2026	$700,750	+31.2%
Feb-2026	$678,750	+8.6%
Mar-2026	$612,000	-4.0%
Apr-2026	$605,000	+17.8%
May-2026	$610,000	+6.1%
Jun-2026	$560,000	+8.7%
Jul-2026	$637,000	-4.6%
Aug-2026	$540,000	-8.8%
Sep-2026	$695,000	+23.9%
Oct-2026	**$575,000**	**+18.6%**

Historical Median Sold Price by Month

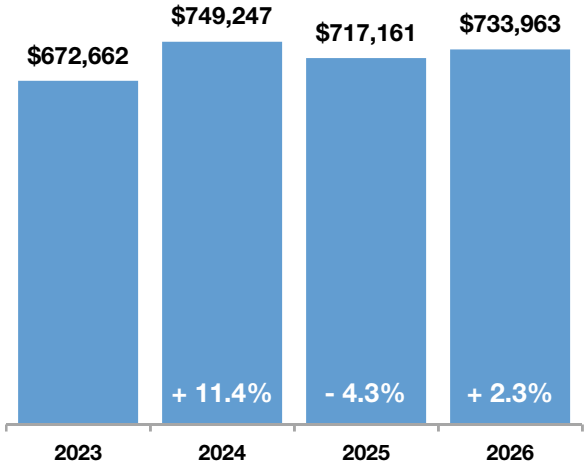


Average Sold Price

October

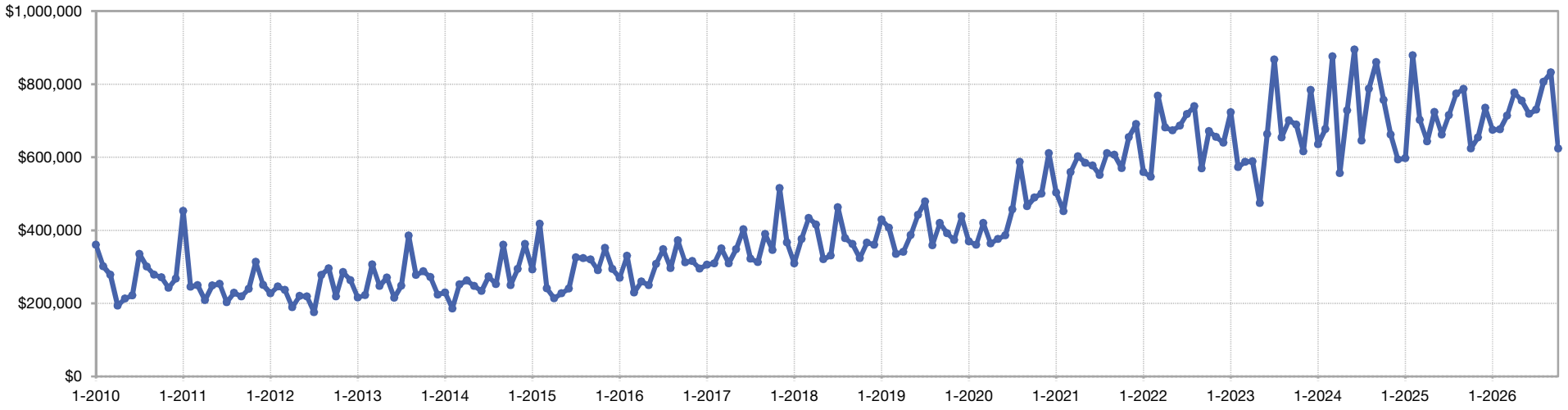


Year to Date



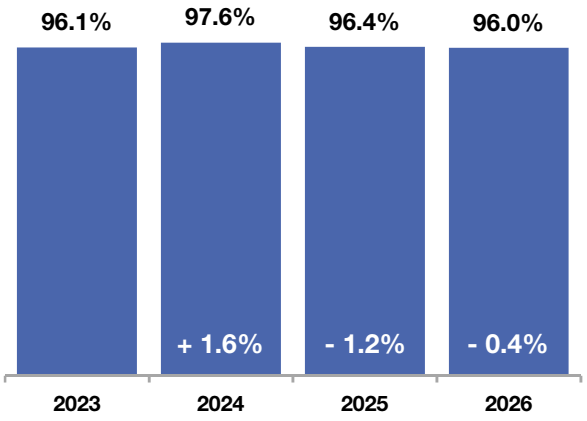
	Avg. Sales Price	Percent Change from Previous Year
Nov-2025	$653,895	-1.2%
Dec-2025	$735,200	+23.8%
Jan-2026	$674,410	+12.9%
Feb-2026	$675,837	-23.1%
Mar-2026	$713,549	+1.6%
Apr-2026	$776,563	+20.8%
May-2026	$754,378	+4.2%
Jun-2026	$718,307	+8.6%
Jul-2026	$730,164	+2.1%
Aug-2026	$806,125	+4.1%
Sep-2026	$831,795	+5.7%
Oct-2026	**$623,815**	**-0.0%**

Historical Average Sold Price by Month

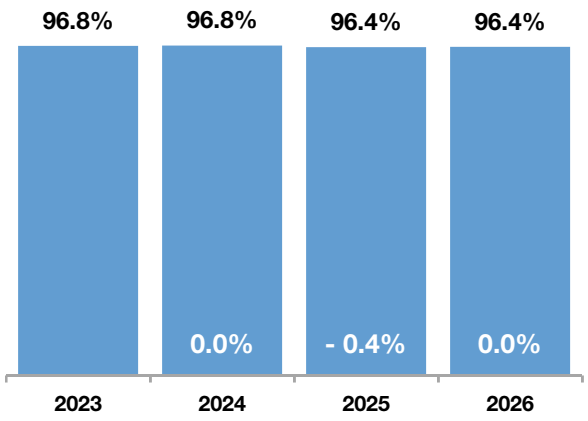


Percent of List Price Received

October

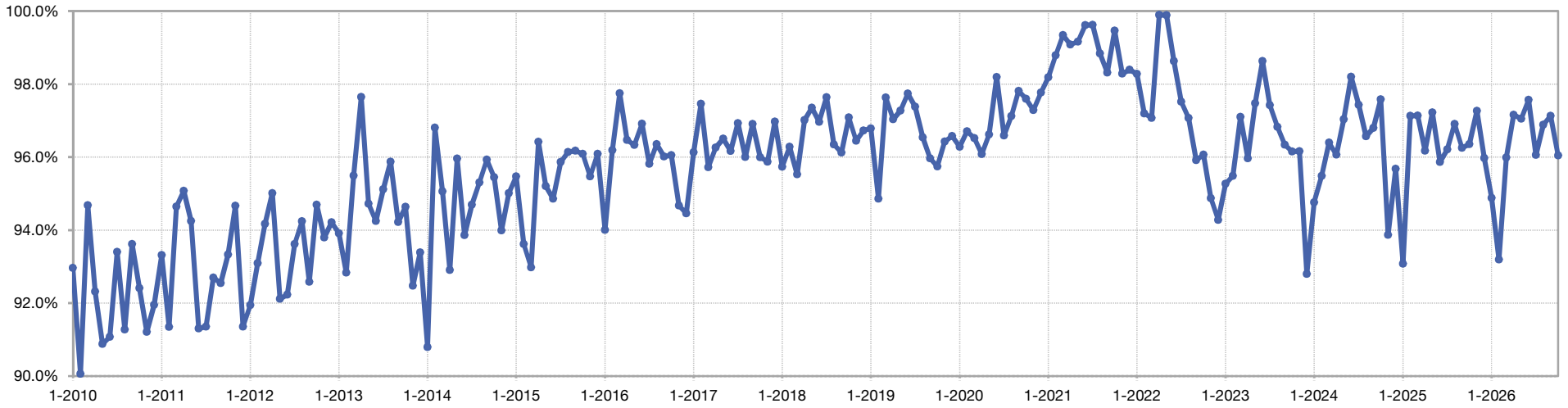


Year to Date



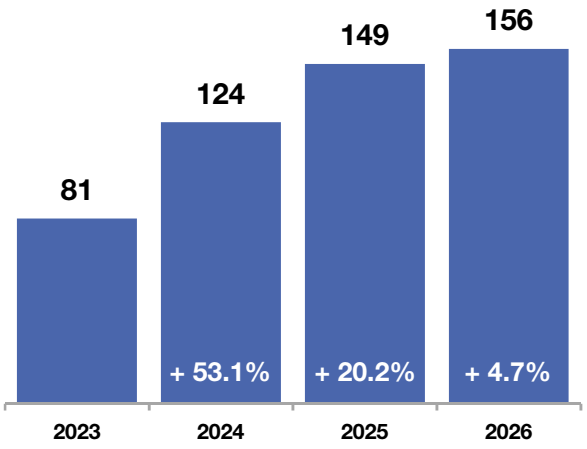
Percent of List Price Received		Percent Change from Previous Year
Nov-2025	97.3%	+3.6%
Dec-2025	96.0%	+0.3%
Jan-2026	94.9%	+1.9%
Feb-2026	93.2%	-4.0%
Mar-2026	96.0%	-1.1%
Apr-2026	97.2%	+1.0%
May-2026	97.0%	-0.2%
Jun-2026	97.6%	+1.8%
Jul-2026	96.1%	-0.1%
Aug-2026	96.9%	0.0%
Sep-2026	97.1%	+0.8%
Oct-2026	**96.0%**	**-0.4%**

Historical Percent of List Price Received by Month

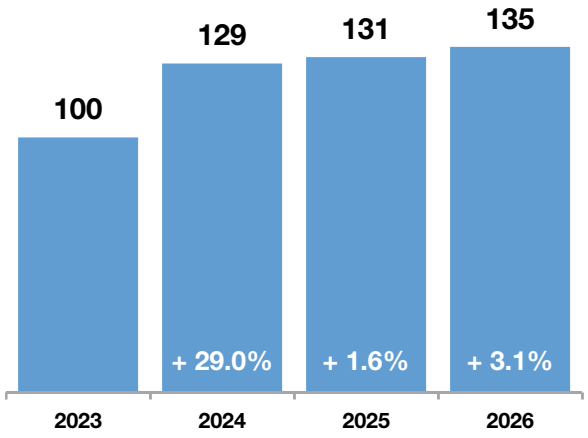


Days on Market Until Sale

October

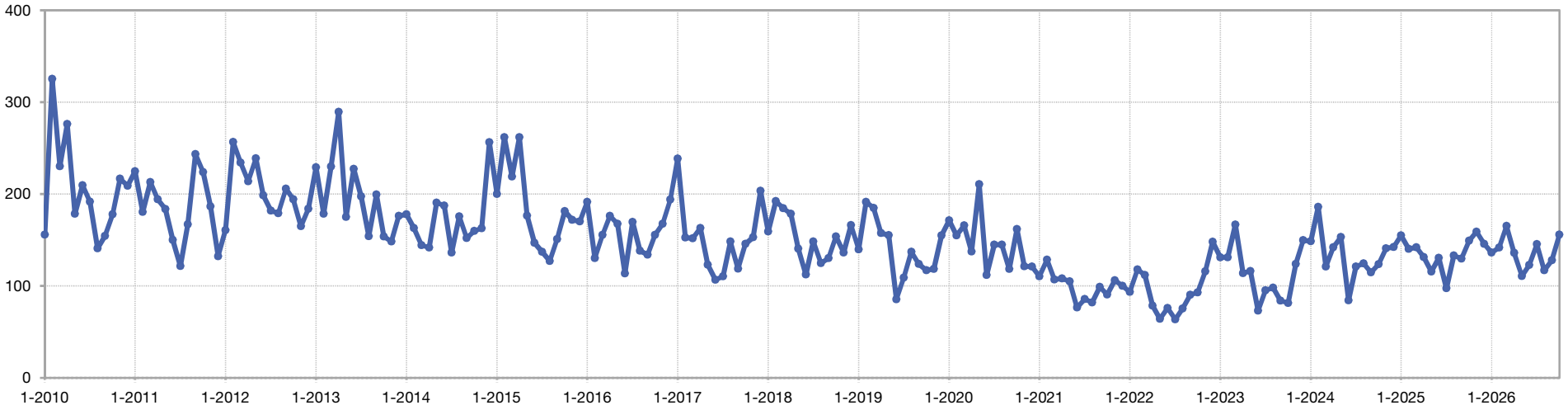


Year to Date



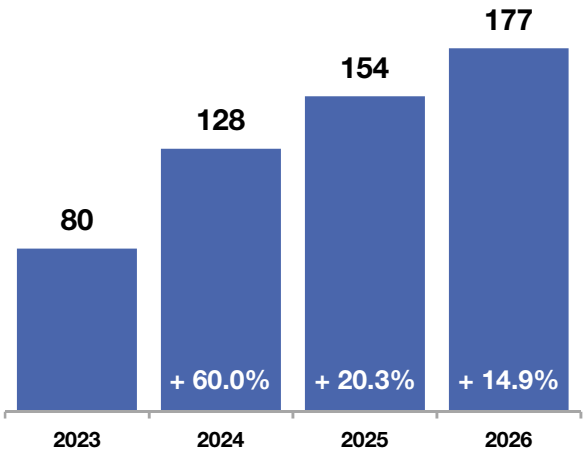
	Days on Market	Percent Change from Previous Year
Nov-2025	159	+12.8%
Dec-2025	146	+2.8%
Jan-2026	136	-12.3%
Feb-2026	142	+1.4%
Mar-2026	165	+16.2%
Apr-2026	136	+3.8%
May-2026	111	-3.5%
Jun-2026	123	-6.1%
Jul-2026	146	+50.5%
Aug-2026	117	-12.0%
Sep-2026	128	-1.5%
Oct-2026	**156**	**+4.7%**

Historical Days on Market Until Sale by Month

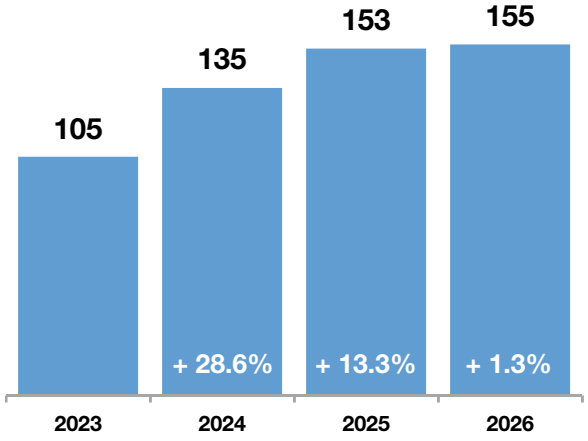


Cumulative Days on Market Until Sale

October

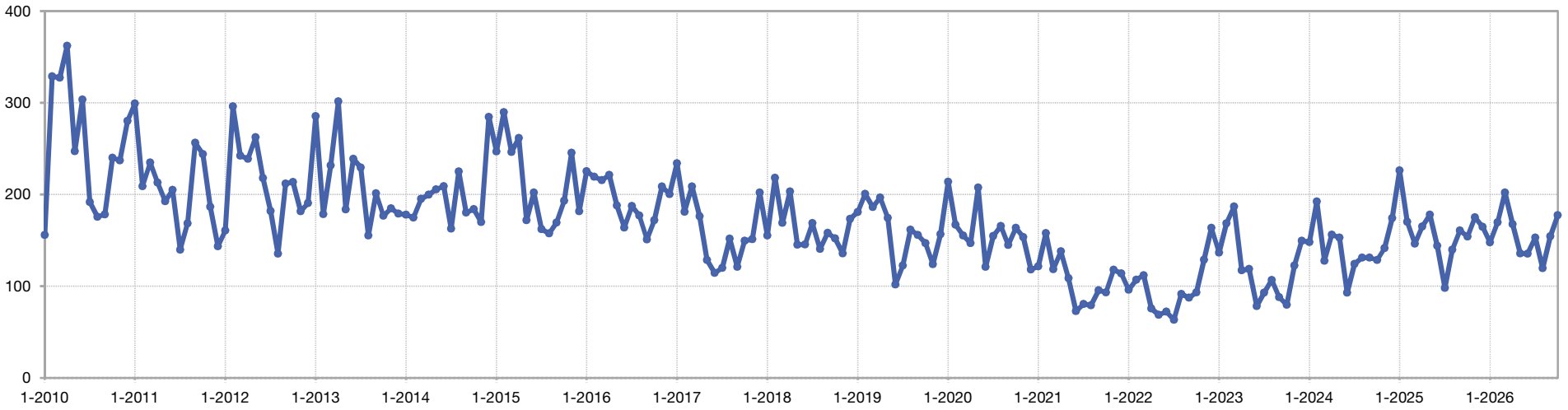


Year to Date



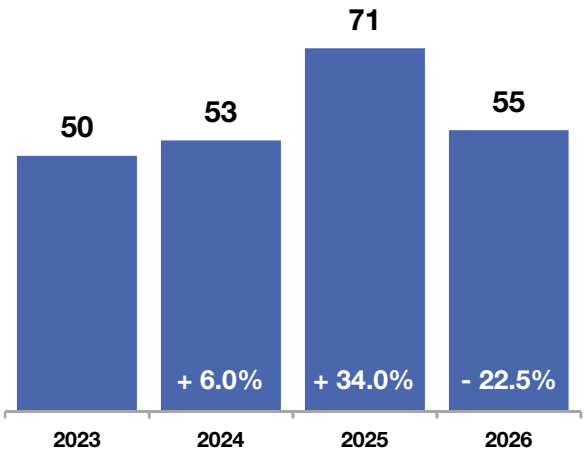
	Cumulative Days on Market	Percent Change from Previous Year
Nov-2025	175	+24.1%
Dec-2025	165	-5.2%
Jan-2026	148	-34.5%
Feb-2026	170	0.0%
Mar-2026	202	+38.4%
Apr-2026	167	+1.2%
May-2026	136	-23.6%
Jun-2026	135	-6.3%
Jul-2026	153	+56.1%
Aug-2026	120	-14.3%
Sep-2026	154	-4.3%
Oct-2026	**177**	**+14.9%**

Historical Cumulative Days on Market Until Sale by Month

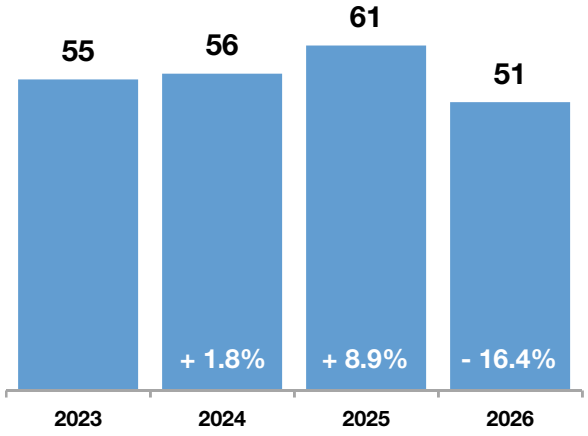


Housing Affordability Index

October

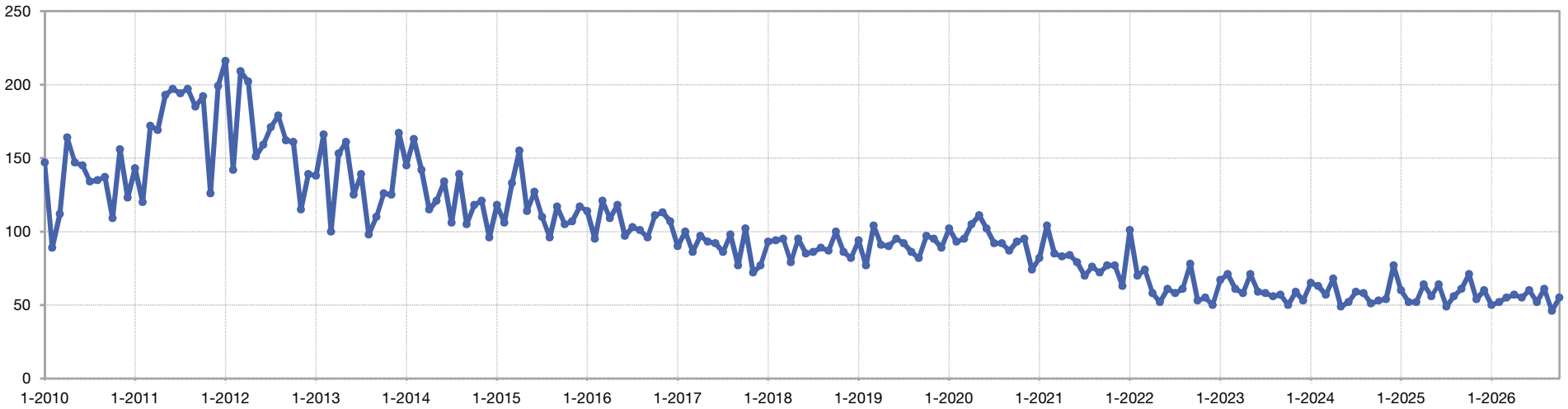


Year to Date



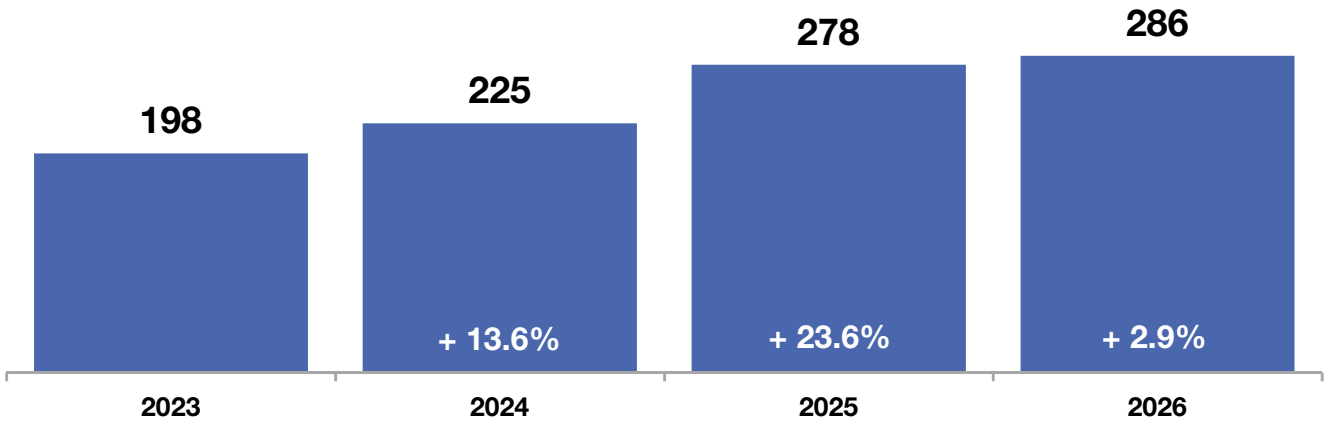
	Affordability Index	Percent Change from Previous Year
Nov-2025	54	0.0%
Dec-2025	60	-22.1%
Jan-2026	50	-16.7%
Feb-2026	52	0.0%
Mar-2026	55	+5.8%
Apr-2026	57	-10.9%
May-2026	55	-1.8%
Jun-2026	60	-6.3%
Jul-2026	52	+6.1%
Aug-2026	61	+8.9%
Sep-2026	46	-24.6%
Oct-2026	**55**	**-22.5%**

Historical Housing Affordability Index by Month



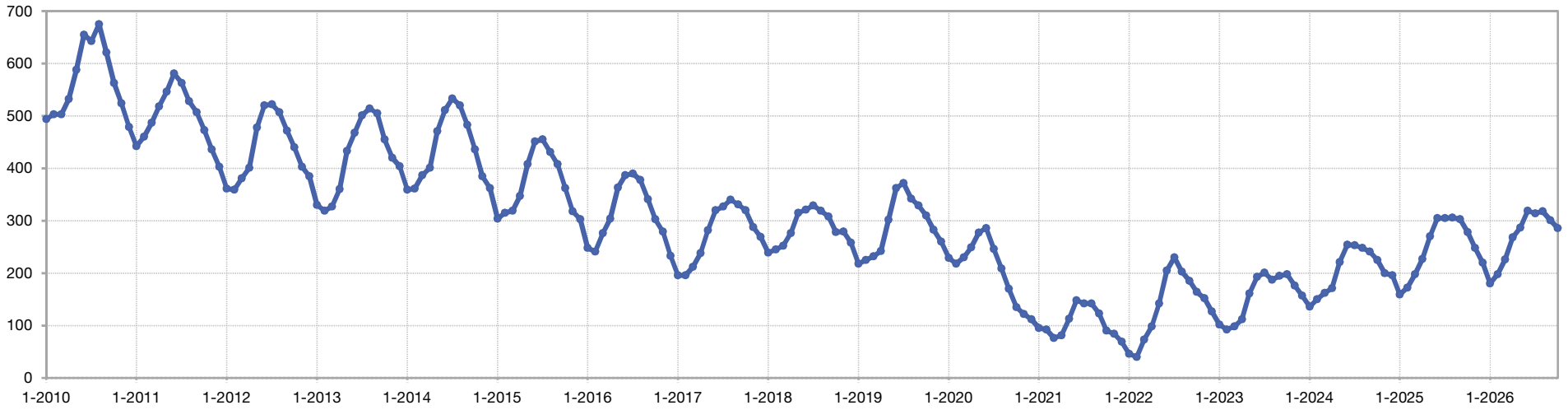
Inventory of Active Listings

October



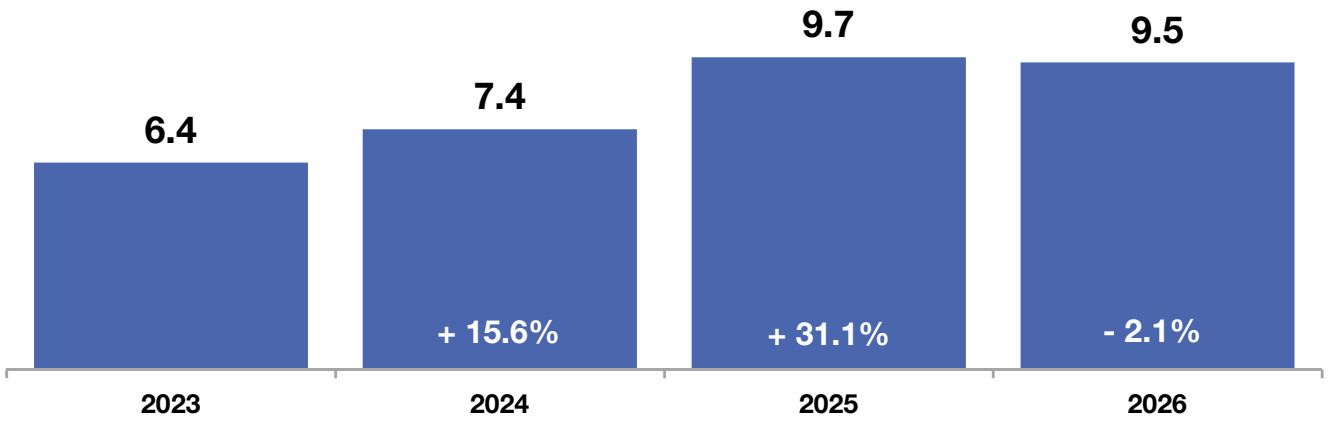
	Active Listings	Percent Change from Previous Year
Nov-2025	248	+24.0%
Dec-2025	220	+12.2%
Jan-2026	180	+13.2%
Feb-2026	198	+15.1%
Mar-2026	226	+14.1%
Apr-2026	268	+18.1%
May-2026	287	+6.3%
Jun-2026	319	+4.6%
Jul-2026	314	+3.0%
Aug-2026	318	+3.9%
Sep-2026	301	-0.7%
Oct-2026	**286**	**+2.9%**

Historical Inventory of Active Listings by Month



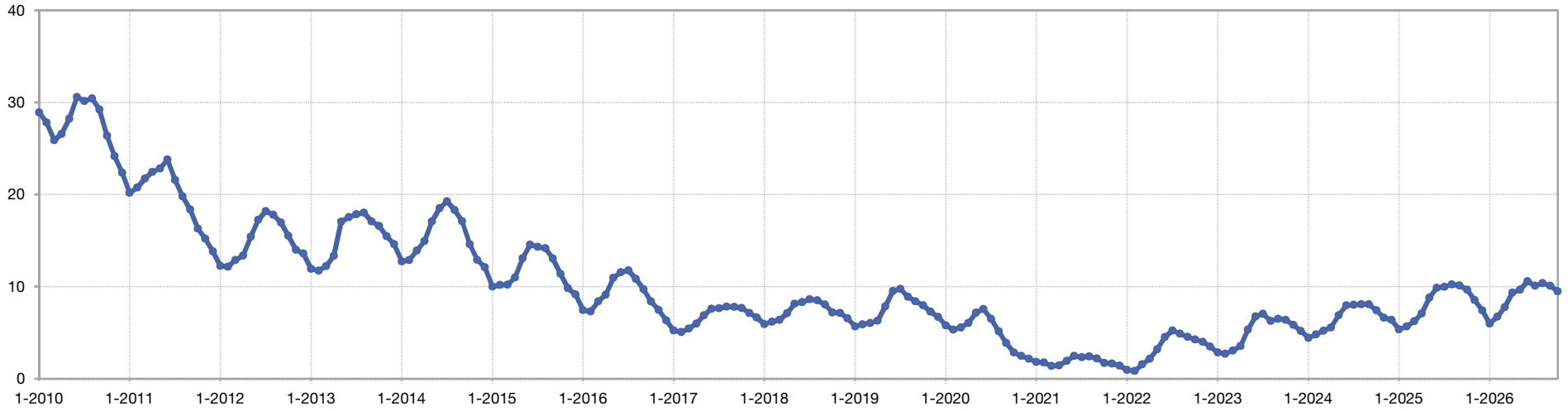
Months Supply of Inventory

October



	Months Supply	Percent Change from Previous Year
Nov-2025	8.6	+30.3%
Dec-2025	7.4	+15.6%
Jan-2026	6.0	+13.2%
Feb-2026	6.7	+17.5%
Mar-2026	7.8	+23.8%
Apr-2026	9.3	+31.0%
May-2026	9.7	+10.2%
Jun-2026	10.6	+7.1%
Jul-2026	10.1	+1.0%
Aug-2026	10.4	+2.0%
Sep-2026	10.1	0.0%
Oct-2026	**9.5**	**-2.1%**

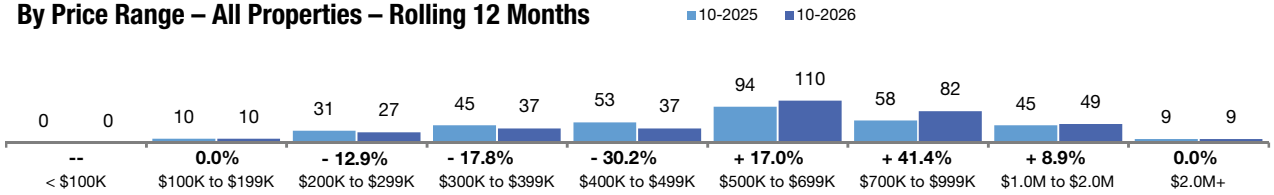
Historical Months Supply of Inventory by Month



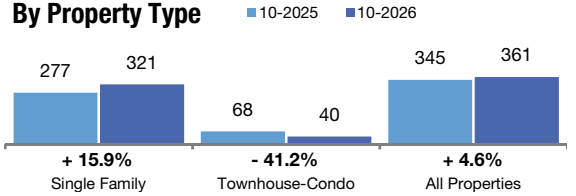
Sold Listings

Actual sales that have closed in a given month.

By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

	Single Family			Townhouse-Condo		
By Price Range	10-2025	10-2026	Change	10-2025	10-2026	Change
$99,999 and Below	0	0	--	0	0	--
$100,000 to $199,999	7	8	+ 14.3%	3	2	- 33.3%
$200,000 to $299,999	12	17	+ 41.7%	19	10	- 47.4%
$300,000 to $399,999	28	25	- 10.7%	17	12	- 29.4%
$400,000 to $499,999	43	33	- 23.3%	10	4	- 60.0%
$500,000 to $699,999	76	99	+ 30.3%	18	11	- 38.9%
$700,000 to $999,999	57	81	+ 42.1%	1	1	0.0%
$1,000,000 to $1,999,999	45	49	+ 8.9%	0	0	--
$2,000,000 and Above	9	9	0.0%	0	0	--
All Price Ranges	**277**	**321**	**+ 15.9%**	**68**	**40**	**- 41.2%**

Compared to Prior Month

	Single Family			Townhouse-Condo		
By Price Range	9-2026	10-2026	Change	9-2026	10-2026	Change
$99,999 and Below	0	0	--	0	0	--
$100,000 to $199,999	0	2	--	0	0	--
$200,000 to $299,999	1	3	+ 200.0%	0	3	--
$300,000 to $399,999	3	1	- 66.7%	1	2	+ 100.0%
$400,000 to $499,999	3	3	0.0%	0	2	--
$500,000 to $699,999	10	8	- 20.0%	0	2	--
$700,000 to $999,999	9	7	- 22.2%	0	0	--
$1,000,000 to $1,999,999	7	6	- 14.3%	0	0	--
$2,000,000 and Above	1	0	- 100.0%	0	0	--
All Price Ranges	**34**	**30**	**- 11.8%**	**1**	**9**	**+ 800.0%**

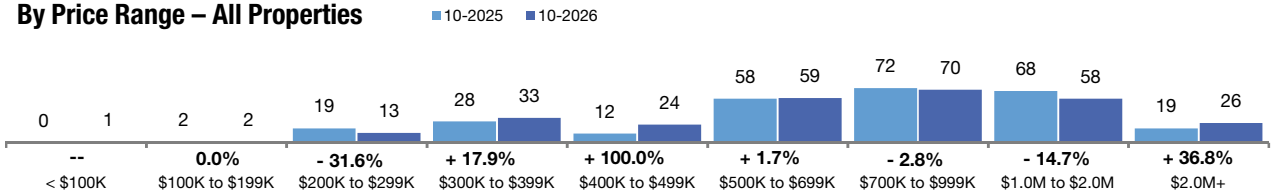
Year to Date

	Single Family			Townhouse-Condo		
By Price Range	10-2025	10-2026	Change	10-2025	10-2026	Change
$99,999 and Below	0	0	--	0	0	--
$100,000 to $199,999	6	6	0.0%	3	1	- 66.7%
$200,000 to $299,999	9	14	+ 55.6%	16	9	- 43.8%
$300,000 to $399,999	21	22	+ 4.8%	14	10	- 28.6%
$400,000 to $499,999	40	30	- 25.0%	9	4	- 55.6%
$500,000 to $699,999	68	76	+ 11.8%	15	11	- 26.7%
$700,000 to $999,999	49	72	+ 46.9%	1	1	0.0%
$1,000,000 to $1,999,999	39	40	+ 2.6%	0	0	--
$2,000,000 and Above	9	8	- 11.1%	0	0	--
All Price Ranges	**241**	**268**	**+ 11.2%**	**58**	**36**	**- 37.9%**

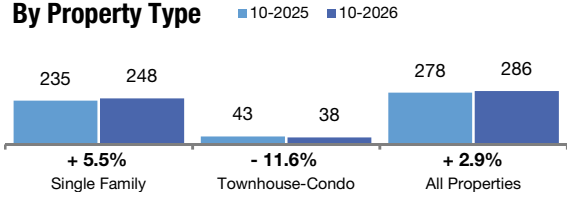
Inventory of Active Listings

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

	Single Family			Townhouse-Condo		
By Price Range	10-2025	10-2026	Change	10-2025	10-2026	Change
$99,999 and Below	0	1	--	0	0	--
$100,000 to $199,999	2	2	0.0%	0	0	--
$200,000 to $299,999	7	8	+ 14.3%	12	5	- 58.3%
$300,000 to $399,999	14	20	+ 42.9%	14	13	- 7.1%
$400,000 to $499,999	10	20	+ 100.0%	2	4	+ 100.0%
$500,000 to $699,999	47	45	- 4.3%	11	14	+ 27.3%
$700,000 to $999,999	68	68	0.0%	4	2	- 50.0%
$1,000,000 to $1,999,999	68	58	- 14.7%	0	0	--
$2,000,000 and Above	19	26	+ 36.8%	0	0	--
All Price Ranges	**235**	**248**	**+ 5.5%**	**43**	**38**	**- 11.6%**

Compared to Prior Month

	Single Family			Townhouse-Condo		
By Price Range	9-2026	10-2026	Change	9-2026	10-2026	Change
$99,999 and Below	1	1	0.0%	0	0	--
$100,000 to $199,999	2	2	0.0%	1	0	- 100.0%
$200,000 to $299,999	8	8	0.0%	6	5	- 16.7%
$300,000 to $399,999	19	20	+ 5.3%	11	13	+ 18.2%
$400,000 to $499,999	22	20	- 9.1%	5	4	- 20.0%
$500,000 to $699,999	48	45	- 6.3%	18	14	- 22.2%
$700,000 to $999,999	73	68	- 6.8%	2	2	0.0%
$1,000,000 to $1,999,999	58	58	0.0%	1	0	- 100.0%
$2,000,000 and Above	26	26	0.0%	0	0	--
All Price Ranges	**257**	**248**	**- 3.5%**	**44**	**38**	**- 13.6%**

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®

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.