

# Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Vallecito

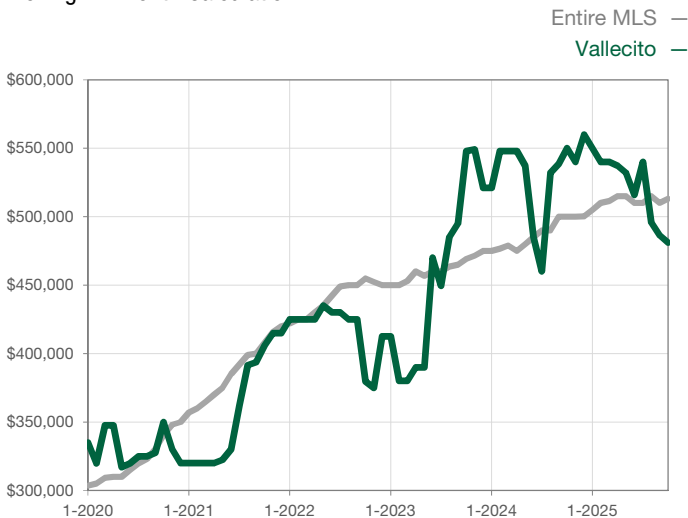
Key Metrics	October			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	3	2	- 33.3%	44	50	+ 13.6%
Sold Listings	1	2	+ 100.0%	19	25	+ 31.6%
Median Sales Price*	\$565,000	<b>\$597,500</b>	+ 5.8%	\$560,000	<b>\$481,000</b>	- 14.1%
Average Sales Price*	\$565,000	<b>\$597,500</b>	+ 5.8%	\$539,393	<b>\$498,579</b>	- 7.6%
Percent of List Price Received*	100.0%	<b>93.0%</b>	- 7.0%	96.0%	<b>96.2%</b>	+ 0.2%
Days on Market Until Sale	25	<b>107</b>	+ 328.0%	90	<b>104</b>	+ 15.6%
Cumulative Days on Market Until Sale	25	<b>213</b>	+ 752.0%	97	<b>118</b>	+ 21.6%
Inventory of Homes for Sale	15	<b>12</b>	- 20.0%	--	--	--
Months Supply of Inventory	7.5	<b>4.0</b>	- 46.7%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Key Metrics	October			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
Days on Market Until Sale	0	0	--	0	0	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

