

Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Vallecito

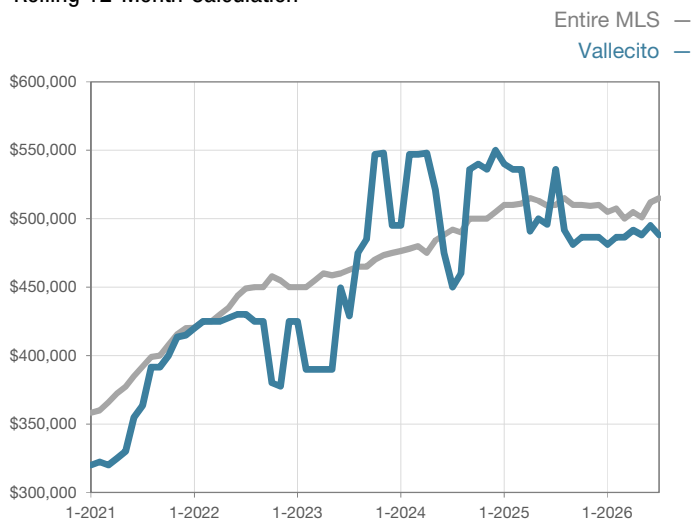
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	5	8	+ 60.0%	43	44	+ 2.3%
Sold Listings	5	4	- 20.0%	12	10	- 16.7%
Median Sales Price*	\$635,000	\$577,500	- 9.1%	\$495,844	\$646,250	+ 30.3%
Average Sales Price*	\$568,980	\$621,250	+ 9.2%	\$538,999	\$650,600	+ 20.7%
Percent of List Price Received*	97.3%	90.8%	- 6.7%	96.6%	94.8%	- 1.9%
Days on Market Until Sale	78	133	+ 70.5%	100	138	+ 38.0%
Cumulative Days on Market Until Sale	103	133	+ 29.1%	111	194	+ 74.8%
Inventory of Homes for Sale	22	33	+ 50.0%	--	--	--
Months Supply of Inventory	8.0	11.0	+ 37.5%	--	--	--

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

Townhouse/Condo	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
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	0.0	--	--	--	--

* 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

