

Local Market Update for August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Vallecito

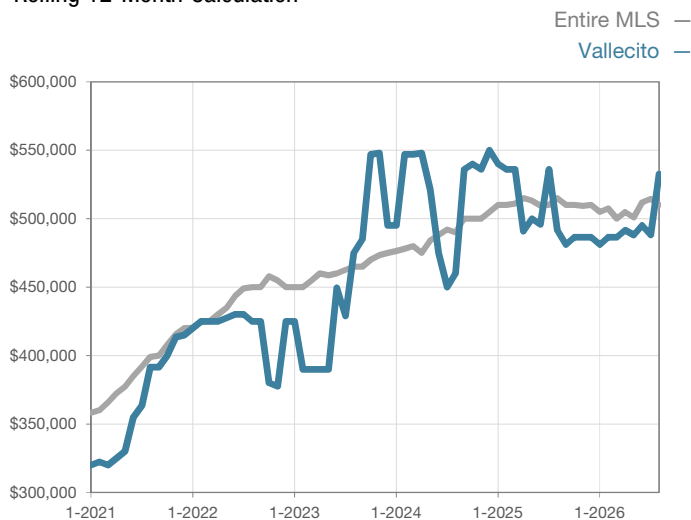
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
New Listings	4	5	+ 25.0%	47	48	+ 2.1%
Sold Listings	8	5	- 37.5%	20	15	- 25.0%
Median Sales Price*	\$427,250	\$587,500	+ 37.5%	\$486,344	\$587,500	+ 20.8%
Average Sales Price*	\$442,063	\$694,500	+ 57.1%	\$500,224	\$665,233	+ 33.0%
Percent of List Price Received*	96.0%	97.0%	+ 1.0%	96.3%	95.5%	- 0.8%
Days on Market Until Sale	113	82	- 27.4%	105	119	+ 13.3%
Cumulative Days on Market Until Sale	112	78	- 30.4%	111	155	+ 39.6%
Inventory of Homes for Sale	25	32	+ 28.0%	--	--	--
Months Supply of Inventory	7.4	12.2	+ 64.9%	--	--	--

* 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	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	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

