Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

Vallecito

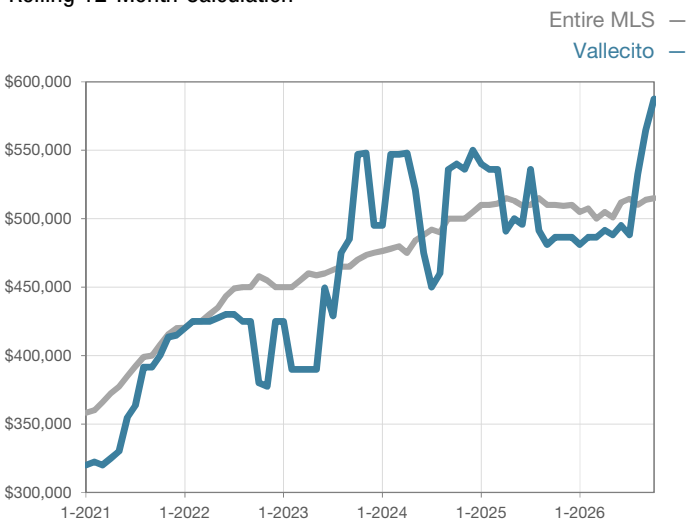
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	2	**2**	0.0%	51	**50**	- 2.0%
Sold Listings	3	**4**	+ 33.3%	26	**19**	- 26.9%
Median Sales Price*	$542,000	**$606,700**	+ 11.9%	$486,344	**$587,500**	+ 20.8%
Average Sales Price*	$579,000	**$634,475**	+ 9.6%	$500,250	**$658,758**	+ 31.7%
Percent of List Price Received*	94.9%	**96.8%**	+ 2.0%	96.3%	**95.8%**	- 0.5%
Days on Market Until Sale	119	**186**	+ 56.3%	106	**133**	+ 25.5%
Cumulative Days on Market Until Sale	190	**161**	- 15.3%	119	**156**	+ 31.1%
Inventory of Homes for Sale	13	**20**	+ 53.8%	--	**--**	--
Months Supply of Inventory	4.2	**7.4**	+ 76.2%	--	**--**	--

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

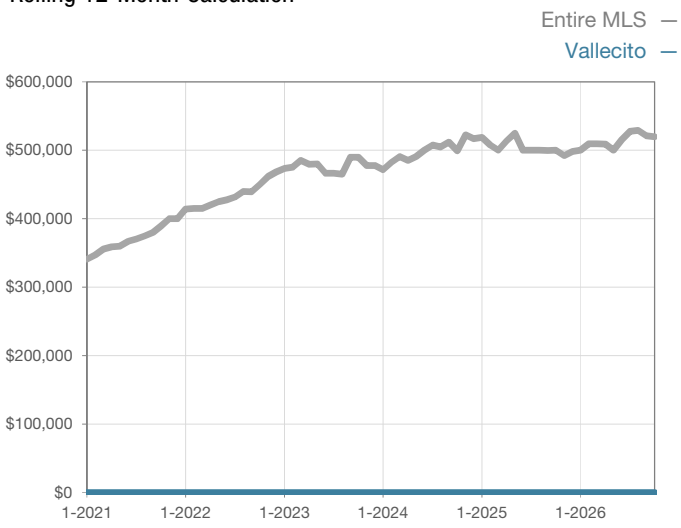
Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	0	**0**	--	0	**0**	--
Sold Listings	0	**0**	--	0	**0**	--
Median Sales Price*	$0	**$0**	--	$0	**$0**	--
Average Sales 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



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