

Avoid overspending on holiday gifts

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The Pueblo Chieftain

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WEEKEND

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A for sale sign sits in the yard of a Pueblo home on Nov. 17. JUSTIN REUTTER/THE PUEBLO CHIEFTAIN

COUNTY HOME SALES ARE DOWN

Prices remain resilient, however

Zach Hillstrom
Pueblo Chieftain
USA TODAY NETWORK

Single-family home sales in Pueblo County fell nearly 20% in October compared to October 2025, marking the sixth straight month of year-over-year declines.

New listings also fell 3.4%, with 259 homes entering the market in October.

David Ramirez, a local real estate agent and Pueblo Association of Realtors spokesperson, said the good news for homeowners is that the median sales price for single-family homes increased 5.5% over October 2025, although the average sales price dipped 0.5% to $295,557.

"This tells us that while the middle of the market is holding steady, individual sales and price ranges are influencing the overall picture," Ramirez said.

Homes are also taking longer to sell, as the average time a home stayed on the market increased to 100 days, compared to 96 days last October.

"Buyers are taking their time, comparing options, and making sure the numbers make sense," Ramirez said.

For buyers, Ramirez said the current trends may create some "opportunities worth exploring."

"Mortgage rates have improved recently. Nobody can promise where they go next, but your numbers may look better than they did a month ago," he said. "Even a modest improvement in interest rates can make a meaningful difference in monthly payments and purchasing power."

The additional time homes are staying on the market gives buyers more time to negotiate, Ramirez said, and

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Pueblo man gets 3 years in plea deal

He plead guilty to one count of accessory to a crime

Justin Reutter
Pueblo Chieftain
USA TODAY NETWORK

A Pueblo man was recently sentenced to three years in prison for his role in the September 2024 killing of Nicholas Grace.

Aaron Alvarado, 26, pleaded guilty to one count of accessory to a crime, a Class 6 felony, in a plea deal with the 10th Judicial District Attorney's Office. He was sentenced to three years in prison but received credit for 760 days of time served, meaning he'll spend approximately 11 more months in the Department of Corrections.

Alvarado was originally charged with second-degree felony murder, three counts of aggravated robbery, three counts of accessory to a crime, and one count of tampering with a victim or witness, along with three violent crime specifications, according to court records.

The murder charge was dismissed in September 2025 by Judge Thomas Flesher. The remaining charges, aside from the accessory count to which Alvarado pleaded guilty, were dismissed as part of the plea agreement.

Colorado's felony murder law allows a person to be charged with murder for a death caused during the commission or attempted commission of certain felonies, even if that person did not directly cause the death.

Police accused Alvarado of driving the vehicle in which co-defendant Dewayne Ingram fled after fatally shooting Grace. Ingram was sentenced in January to 35 years in prison after pleading guilty to second-degree murder in a plea deal.

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Panda Express announces opening date for second location

James Bartolo
Pueblo Chieftain
USA TODAY NETWORK

Signs are up and construction crews are working hard to open Pueblo's second Panda Express restaurant at 526 E. 40th St.

Jovan Martinez, the restaurant's incoming general manager, told the *Chieftain* that it is scheduled to open Jan. 7, with a grand opening celebration planned that will include giveaways for the first 88 customers and a visit from mascot Pei Pei.

The incoming Panda Express will be a feature of the Dillon North development. It is slated to neighbor other businesses like Aspen Dental, Firehouse Subs, Les Schwab Tire Center, Murphy USA, 7 Brew Coffee, and Take 5 Oil Change.

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Dillon North lead developer Avik Amin's company, AKN Enterprise LLC, bought the property for $450,000 in August 2021, according to the Pueblo County Assessor's Office. He told the *Chieftain* that the lot was then sold to Panda Express for development.

While Dillon North was always in a "good location" near other major retailers, its position in a flood plain and the lack of utility infrastructure made it "almost impossible to build on," Amin said.

However, Amin also said those challenges have since been addressed to allow businesses to open in what will be a "strong

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The north side Panda Express is located at 526 E. 40th St., in the Dillon North development. JAMES BARTOLO/THE PUEBLO CHIEFTAIN

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