

Local Market Update for February 2018

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

Not all agents are the same!



Archuleta County

Contact the Pagosa Springs Area Association of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

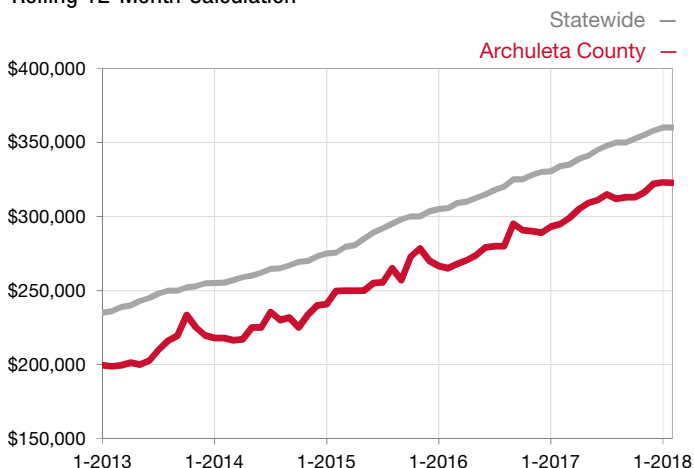
Single Family	February			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 02-2017	Thru 02-2018	Percent Change from Previous Year
Key Metrics						
New Listings	39	33	- 15.4%	62	67	+ 8.1%
Sold Listings	22	17	- 22.7%	46	37	- 19.6%
Median Sales Price*	\$331,600	\$330,000	- 0.5%	\$302,500	\$330,000	+ 9.1%
Average Sales Price*	\$361,982	\$415,294	+ 14.7%	\$337,422	\$376,947	+ 11.7%
Percent of List Price Received*	97.4%	96.2%	- 1.2%	96.5%	95.8%	- 0.7%
Days on Market Until Sale	164	201	+ 22.6%	211	189	- 10.4%
Inventory of Homes for Sale	170	200	+ 17.6%	--	--	--
Months Supply of Inventory	5.4	6.2	+ 14.8%	--	--	--

* 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	February			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 02-2017	Thru 02-2018	Percent Change from Previous Year
Key Metrics						
New Listings	5	4	- 20.0%	10	10	0.0%
Sold Listings	8	3	- 62.5%	13	10	- 23.1%
Median Sales Price*	\$133,950	\$165,000	+ 23.2%	\$158,500	\$157,500	- 0.6%
Average Sales Price*	\$163,550	\$153,333	- 6.2%	\$201,646	\$191,500	- 5.0%
Percent of List Price Received*	97.7%	96.9%	- 0.8%	97.7%	96.7%	- 1.0%
Days on Market Until Sale	120	143	+ 19.2%	128	111	- 13.3%
Inventory of Homes for Sale	28	33	+ 17.9%	--	--	--
Months Supply of Inventory	3.7	4.4	+ 18.9%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

