

# Local Market Update for April 2018

A Research Tool Provided by the Colorado Association of REALTORS®

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## Archuleta County

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

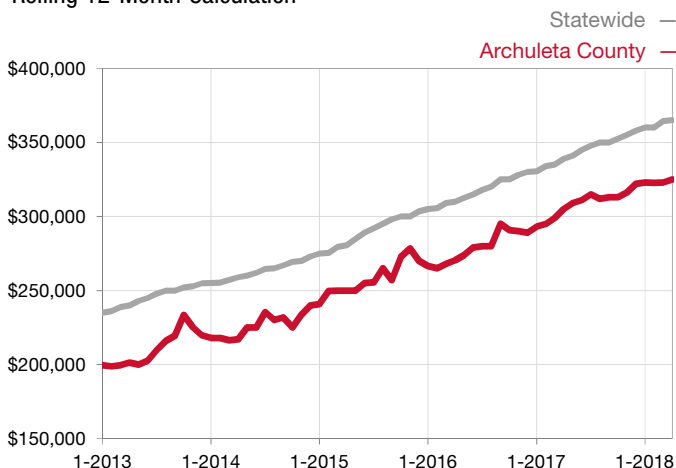
Single Family	April			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 04-2017	Thru 04-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	69	87	+ 26.1%	200	211	+ 5.5%
Sold Listings	33	29	- 12.1%	102	88	- 13.7%
Median Sales Price*	\$299,000	<b>\$415,000</b>	+ 38.8%	\$311,250	<b>\$332,020</b>	+ 6.7%
Average Sales Price*	\$346,376	<b>\$441,905</b>	+ 27.6%	\$351,849	<b>\$411,813</b>	+ 17.0%
Percent of List Price Received*	96.2%	<b>97.4%</b>	+ 1.2%	96.2%	<b>96.4%</b>	+ 0.2%
Days on Market Until Sale	175	<b>176</b>	+ 0.6%	187	<b>181</b>	- 3.2%
Inventory of Homes for Sale	207	<b>237</b>	+ 14.5%	--	--	--
Months Supply of Inventory	6.5	<b>7.4</b>	+ 13.8%	--	--	--

\* 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	April			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 04-2017	Thru 04-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	17	14	- 17.6%	37	36	- 2.7%
Sold Listings	9	4	- 55.6%	27	20	- 25.9%
Median Sales Price*	\$133,000	<b>\$177,500</b>	+ 33.5%	\$153,900	<b>\$162,500</b>	+ 5.6%
Average Sales Price*	\$151,983	<b>\$186,750</b>	+ 22.9%	\$179,991	<b>\$266,270</b>	+ 47.9%
Percent of List Price Received*	96.9%	<b>94.7%</b>	- 2.3%	97.3%	<b>95.5%</b>	- 1.8%
Days on Market Until Sale	93	<b>110</b>	+ 18.3%	114	<b>138</b>	+ 21.1%
Inventory of Homes for Sale	33	<b>37</b>	+ 12.1%	--	--	--
Months Supply of Inventory	4.1	<b>5.2</b>	+ 26.8%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

