

Local Market Update for May 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.

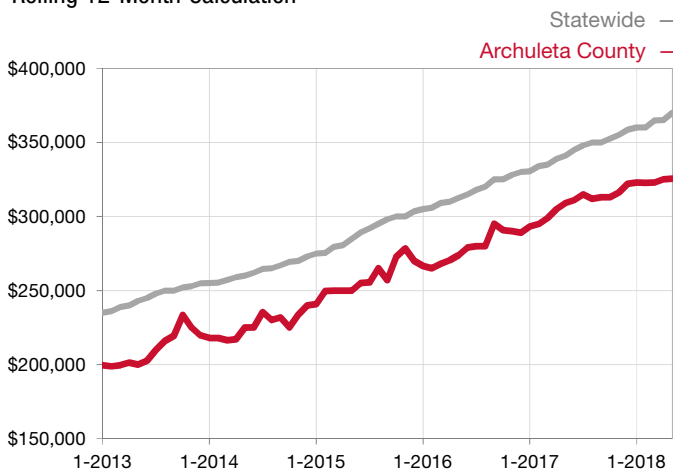
Single Family	May			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 05-2017	Thru 05-2018	Percent Change from Previous Year
Key Metrics						
New Listings	92	84	- 8.7%	292	295	+ 1.0%
Sold Listings	42	40	- 4.8%	144	128	- 11.1%
Median Sales Price*	\$304,000	\$309,500	+ 1.8%	\$308,500	\$324,838	+ 5.3%
Average Sales Price*	\$361,517	\$338,882	- 6.3%	\$354,669	\$389,022	+ 9.7%
Percent of List Price Received*	96.3%	97.5%	+ 1.2%	96.2%	96.7%	+ 0.5%
Days on Market Until Sale	129	138	+ 7.0%	171	168	- 1.8%
Inventory of Homes for Sale	251	277	+ 10.4%	--	--	--
Months Supply of Inventory	7.5	8.7	+ 16.0%	--	--	--

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

Townhouse-Condo	May			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 05-2017	Thru 05-2018	Percent Change from Previous Year
Key Metrics						
New Listings	14	15	+ 7.1%	51	51	0.0%
Sold Listings	3	5	+ 66.7%	30	25	- 16.7%
Median Sales Price*	\$153,905	\$165,000	+ 7.2%	\$153,903	\$165,000	+ 7.2%
Average Sales Price*	\$154,968	\$175,200	+ 13.1%	\$177,488	\$248,056	+ 39.8%
Percent of List Price Received*	99.0%	95.9%	- 3.1%	97.4%	95.6%	- 1.8%
Days on Market Until Sale	36	120	+ 233.3%	106	134	+ 26.4%
Inventory of Homes for Sale	34	40	+ 17.6%	--	--	--
Months Supply of Inventory	4.3	5.5	+ 27.9%	--	--	--

* 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

