

Local Market Update for July 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.

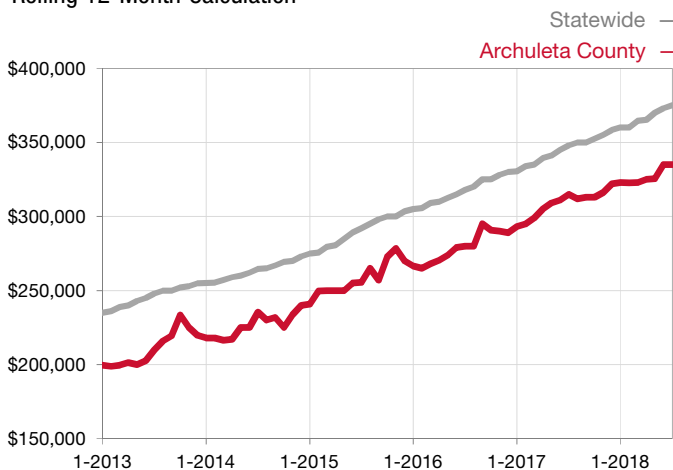
Single Family	July			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 07-2017	Thru 07-2018	Percent Change from Previous Year
Key Metrics						
New Listings	59	53	- 10.2%	448	425	- 5.1%
Sold Listings	37	28	- 24.3%	219	190	- 13.2%
Median Sales Price*	\$350,000	\$374,000	+ 6.9%	\$320,000	\$335,000	+ 4.7%
Average Sales Price*	\$362,030	\$573,225	+ 58.3%	\$374,323	\$414,317	+ 10.7%
Percent of List Price Received*	96.5%	98.2%	+ 1.8%	96.2%	97.0%	+ 0.8%
Days on Market Until Sale	107	149	+ 39.3%	150	157	+ 4.7%
Inventory of Homes for Sale	298	297	- 0.3%	--	--	--
Months Supply of Inventory	8.7	9.6	+ 10.3%	--	--	--

* 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	July			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 07-2017	Thru 07-2018	Percent Change from Previous Year
Key Metrics						
New Listings	13	10	- 23.1%	73	69	- 5.5%
Sold Listings	11	12	+ 9.1%	52	50	- 3.8%
Median Sales Price*	\$162,500	\$175,000	+ 7.7%	\$159,250	\$169,000	+ 6.1%
Average Sales Price*	\$186,636	\$216,708	+ 16.1%	\$181,984	\$229,380	+ 26.0%
Percent of List Price Received*	98.4%	97.0%	- 1.4%	97.5%	96.4%	- 1.1%
Days on Market Until Sale	116	134	+ 15.5%	103	120	+ 16.5%
Inventory of Homes for Sale	31	28	- 9.7%	--	--	--
Months Supply of Inventory	3.5	3.7	+ 5.7%	--	--	--

* 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

