

# Local Market Update for August 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.

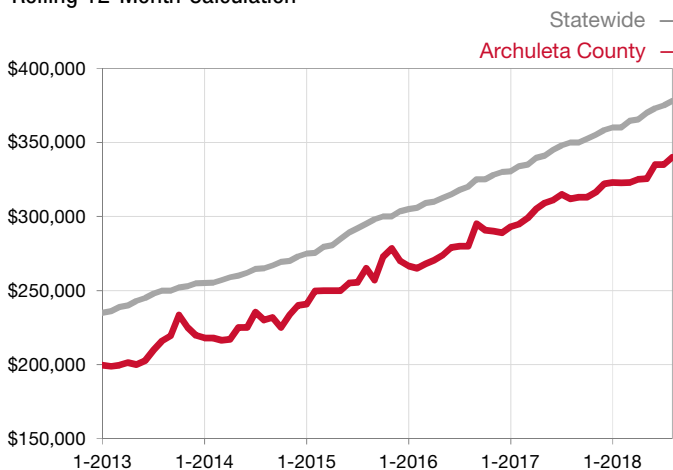
Single Family	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	73	56	- 23.3%	521	483	- 7.3%
Sold Listings	49	42	- 14.3%	268	235	- 12.3%
Median Sales Price*	\$285,000	<b>\$365,000</b>	+ 28.1%	\$315,000	<b>\$342,000</b>	+ 8.6%
Average Sales Price*	\$340,349	<b>\$421,383</b>	+ 23.8%	\$368,112	<b>\$415,642</b>	+ 12.9%
Percent of List Price Received*	96.1%	<b>95.8%</b>	- 0.3%	96.2%	<b>96.7%</b>	+ 0.5%
Days on Market Until Sale	142	<b>129</b>	- 9.2%	148	<b>152</b>	+ 2.7%
Inventory of Homes for Sale	313	<b>294</b>	- 6.1%	--	--	--
Months Supply of Inventory	8.9	<b>9.6</b>	+ 7.9%	--	--	--

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

Townhouse-Condo	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	12	13	+ 8.3%	85	83	- 2.4%
Sold Listings	12	11	- 8.3%	64	61	- 4.7%
Median Sales Price*	\$212,500	<b>\$210,000</b>	- 1.2%	\$161,250	<b>\$175,000</b>	+ 8.5%
Average Sales Price*	\$201,625	<b>\$214,445</b>	+ 6.4%	\$185,666	<b>\$226,687</b>	+ 22.1%
Percent of List Price Received*	95.6%	<b>98.4%</b>	+ 2.9%	97.2%	<b>96.8%</b>	- 0.4%
Days on Market Until Sale	171	<b>92</b>	- 46.2%	116	<b>115</b>	- 0.9%
Inventory of Homes for Sale	30	<b>29</b>	- 3.3%	--	--	--
Months Supply of Inventory	3.4	<b>3.9</b>	+ 14.7%	--	--	--

\* 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

