

Local Market Update for September 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.

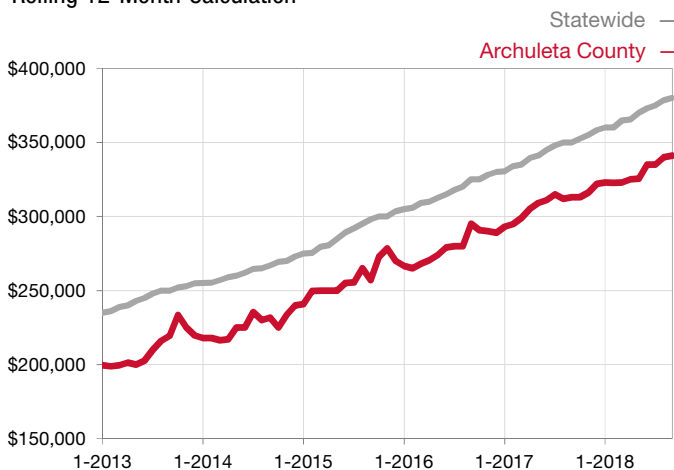
Single Family	September			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 09-2017	Thru 09-2018	Percent Change from Previous Year
Key Metrics						
New Listings	43	53	+ 23.3%	564	537	- 4.8%
Sold Listings	34	42	+ 23.5%	302	277	- 8.3%
Median Sales Price*	\$365,750	\$367,000	+ 0.3%	\$319,500	\$347,500	+ 8.8%
Average Sales Price*	\$425,289	\$386,735	- 9.1%	\$374,549	\$411,259	+ 9.8%
Percent of List Price Received*	96.4%	96.0%	- 0.4%	96.2%	96.6%	+ 0.4%
Days on Market Until Sale	112	125	+ 11.6%	144	148	+ 2.8%
Inventory of Homes for Sale	305	282	- 7.5%	--	--	--
Months Supply of Inventory	8.8	9.0	+ 2.3%	--	--	--

* 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	September			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 09-2017	Thru 09-2018	Percent Change from Previous Year
Key Metrics						
New Listings	10	7	- 30.0%	95	90	- 5.3%
Sold Listings	6	6	0.0%	70	67	- 4.3%
Median Sales Price*	\$124,000	\$172,750	+ 39.3%	\$158,500	\$175,000	+ 10.4%
Average Sales Price*	\$153,667	\$188,250	+ 22.5%	\$182,924	\$223,245	+ 22.0%
Percent of List Price Received*	99.0%	97.4%	- 1.6%	97.3%	96.8%	- 0.5%
Days on Market Until Sale	145	129	- 11.0%	118	116	- 1.7%
Inventory of Homes for Sale	29	23	- 20.7%	--	--	--
Months Supply of Inventory	3.6	3.1	- 13.9%	--	--	--

* 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

