

Local Market Update for October 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.

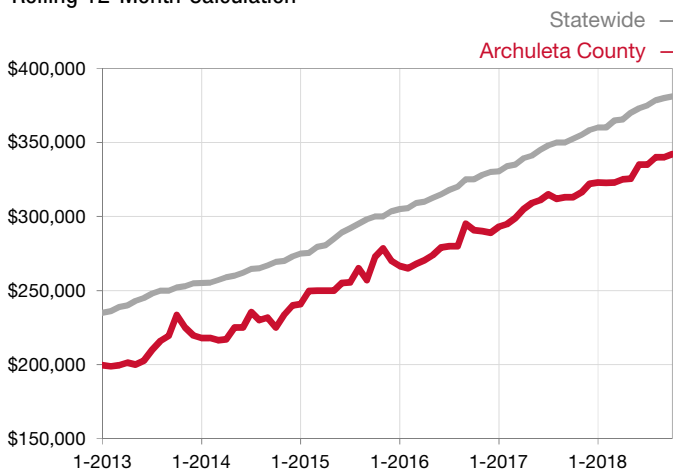
Single Family	October			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
Key Metrics						
New Listings	36	39	+ 8.3%	600	578	- 3.7%
Sold Listings	40	40	0.0%	342	318	- 7.0%
Median Sales Price*	\$276,000	\$295,000	+ 6.9%	\$315,000	\$335,000	+ 6.3%
Average Sales Price*	\$390,168	\$373,488	- 4.3%	\$376,376	\$406,051	+ 7.9%
Percent of List Price Received*	95.2%	97.0%	+ 1.9%	96.1%	96.7%	+ 0.6%
Days on Market Until Sale	153	147	- 3.9%	145	148	+ 2.1%
Inventory of Homes for Sale	290	253	- 12.8%	--	--	--
Months Supply of Inventory	8.5	8.1	- 4.7%	--	--	--

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

Townhouse-Condo	October			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
Key Metrics						
New Listings	10	6	- 40.0%	105	96	- 8.6%
Sold Listings	11	16	+ 45.5%	81	83	+ 2.5%
Median Sales Price*	\$174,000	\$203,500	+ 17.0%	\$160,000	\$175,000	+ 9.4%
Average Sales Price*	\$173,273	\$196,550	+ 13.4%	\$181,613	\$218,099	+ 20.1%
Percent of List Price Received*	99.2%	97.4%	- 1.8%	97.6%	96.9%	- 0.7%
Days on Market Until Sale	103	124	+ 20.4%	116	118	+ 1.7%
Inventory of Homes for Sale	33	21	- 36.4%	--	--	--
Months Supply of Inventory	4.2	2.7	- 35.7%	--	--	--

* 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

