

Local Market Update for November 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.

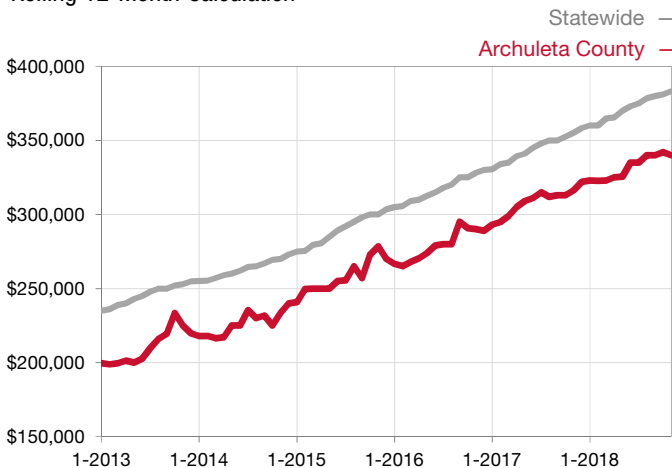
Single Family	November			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 11-2017	Thru 11-2018	Percent Change from Previous Year
Key Metrics						
New Listings	23	36	+ 56.5%	623	614	- 1.4%
Sold Listings	30	31	+ 3.3%	372	349	- 6.2%
Median Sales Price*	\$381,995	\$355,000	- 7.1%	\$320,000	\$335,000	+ 4.7%
Average Sales Price*	\$555,107	\$406,319	- 26.8%	\$390,790	\$406,075	+ 3.9%
Percent of List Price Received*	95.8%	96.6%	+ 0.8%	96.1%	96.7%	+ 0.6%
Days on Market Until Sale	163	145	- 11.0%	147	147	0.0%
Inventory of Homes for Sale	257	248	- 3.5%	--	--	--
Months Supply of Inventory	7.7	7.9	+ 2.6%	--	--	--

* 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	November			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 11-2017	Thru 11-2018	Percent Change from Previous Year
Key Metrics						
New Listings	7	7	0.0%	112	103	- 8.0%
Sold Listings	5	8	+ 60.0%	86	91	+ 5.8%
Median Sales Price*	\$199,000	\$175,250	- 11.9%	\$161,250	\$175,000	+ 8.5%
Average Sales Price*	\$217,300	\$208,750	- 3.9%	\$183,688	\$217,277	+ 18.3%
Percent of List Price Received*	97.0%	95.8%	- 1.2%	97.6%	96.8%	- 0.8%
Days on Market Until Sale	66	87	+ 31.8%	113	115	+ 1.8%
Inventory of Homes for Sale	34	23	- 32.4%	--	--	--
Months Supply of Inventory	4.5	2.8	- 37.8%	--	--	--

* 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

