

Local Market Update for December 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.

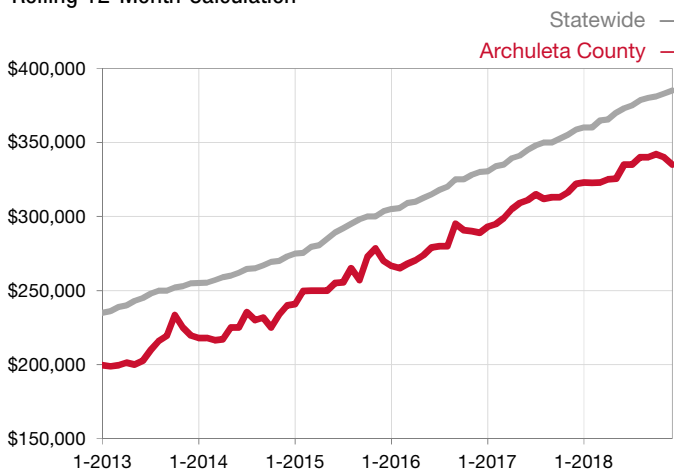
Single Family	December			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
Key Metrics						
New Listings	24	14	- 41.7%	647	629	- 2.8%
Sold Listings	27	32	+ 18.5%	399	381	- 4.5%
Median Sales Price*	\$403,000	\$330,000	- 18.1%	\$322,000	\$335,000	+ 4.0%
Average Sales Price*	\$396,459	\$364,194	- 8.1%	\$391,173	\$402,557	+ 2.9%
Percent of List Price Received*	97.2%	96.9%	- 0.3%	96.2%	96.7%	+ 0.5%
Days on Market Until Sale	206	155	- 24.8%	151	148	- 2.0%
Inventory of Homes for Sale	237	233	- 1.7%	--	--	--
Months Supply of Inventory	7.1	7.3	+ 2.8%	--	--	--

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

Townhouse-Condo	December			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
Key Metrics						
New Listings	11	2	- 81.8%	123	105	- 14.6%
Sold Listings	6	3	- 50.0%	92	94	+ 2.2%
Median Sales Price*	\$195,000	\$365,000	+ 87.2%	\$163,750	\$180,000	+ 9.9%
Average Sales Price*	\$231,658	\$314,000	+ 35.5%	\$186,816	\$220,364	+ 18.0%
Percent of List Price Received*	95.9%	95.4%	- 0.5%	97.5%	96.8%	- 0.7%
Days on Market Until Sale	159	274	+ 72.3%	116	120	+ 3.4%
Inventory of Homes for Sale	36	22	- 38.9%	--	--	--
Months Supply of Inventory	4.7	2.8	- 40.4%	--	--	--

* 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

