

# Local Market Update for February 2019

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

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## Archuleta County

Contact the Pagosa Springs Area Association of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

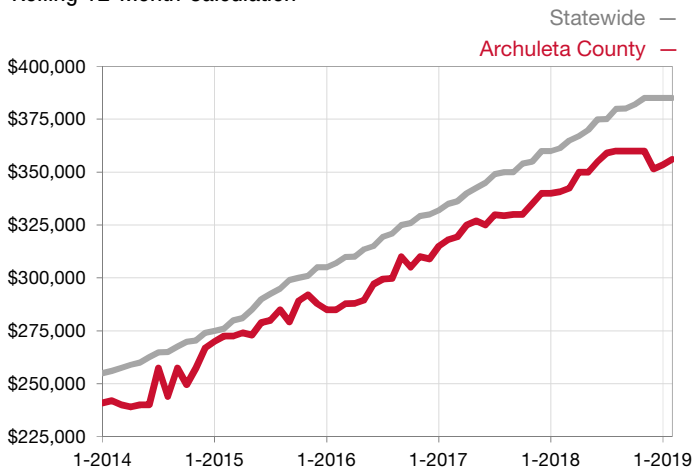
Single Family	February			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	28	36	+ 28.6%	57	54	- 5.3%
Sold Listings	16	13	- 18.8%	34	27	- 20.6%
Median Sales Price*	\$344,500	<b>\$380,000</b>	+ 10.3%	\$338,020	<b>\$380,000</b>	+ 12.4%
Average Sales Price*	\$431,875	<b>\$441,931</b>	+ 2.3%	\$396,751	<b>\$477,147</b>	+ 20.3%
Percent of List Price Received*	96.3%	<b>95.3%</b>	- 1.0%	95.7%	<b>95.9%</b>	+ 0.2%
Days on Market Until Sale	210	170	- 19.0%	198	152	- 23.2%
Inventory of Homes for Sale	190	179	- 5.8%	--	--	--
Months Supply of Inventory	6.6	6.4	- 3.0%	--	--	--

\* 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	February			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	4	7	+ 75.0%	10	10	0.0%
Sold Listings	3	1	- 66.7%	10	3	- 70.0%
Median Sales Price*	\$165,000	<b>\$180,000</b>	+ 9.1%	\$157,500	<b>\$180,000</b>	+ 14.3%
Average Sales Price*	\$153,333	<b>\$180,000</b>	+ 17.4%	\$191,500	<b>\$186,350</b>	- 2.7%
Percent of List Price Received*	96.9%	<b>91.8%</b>	- 5.3%	96.7%	<b>94.2%</b>	- 2.6%
Days on Market Until Sale	143	151	+ 5.6%	111	134	+ 20.7%
Inventory of Homes for Sale	35	23	- 34.3%	--	--	--
Months Supply of Inventory	4.7	3.2	- 31.9%	--	--	--

\* 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

