

# Local Market Update for April 2019

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.

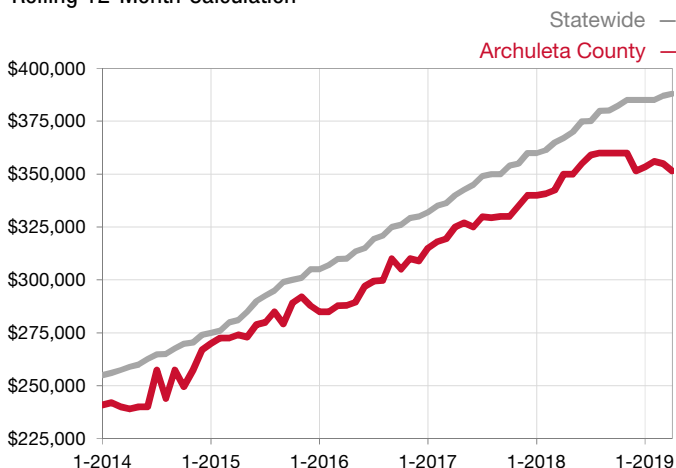
Single Family	April			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 04-2018	Thru 04-2019	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	82	65	- 20.7%	192	161	- 16.1%
Sold Listings	25	23	- 8.0%	80	74	- 7.5%
Median Sales Price*	\$430,000	<b>\$377,000</b>	- 12.3%	\$359,500	<b>\$360,000</b>	+ 0.1%
Average Sales Price*	\$486,750	<b>\$399,370</b>	- 18.0%	\$436,757	<b>\$424,460</b>	- 2.8%
Percent of List Price Received*	97.7%	<b>97.2%</b>	- 0.5%	96.4%	<b>96.9%</b>	+ 0.5%
Days on Market Until Sale	181	175	- 3.3%	188	176	- 6.4%
Inventory of Homes for Sale	215	196	- 8.8%	--	--	--
Months Supply of Inventory	7.5	7.0	- 6.7%	--	--	--

\* 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	April			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 04-2018	Thru 04-2019	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	14	11	- 21.4%	36	29	- 19.4%
Sold Listings	4	4	0.0%	20	12	- 40.0%
Median Sales Price*	\$177,500	<b>\$167,250</b>	- 5.8%	\$162,500	<b>\$196,250</b>	+ 20.8%
Average Sales Price*	\$186,750	<b>\$196,438</b>	+ 5.2%	\$266,270	<b>\$191,567</b>	- 28.1%
Percent of List Price Received*	94.7%	<b>97.1%</b>	+ 2.5%	95.5%	<b>96.0%</b>	+ 0.5%
Days on Market Until Sale	110	90	- 18.2%	138	116	- 15.9%
Inventory of Homes for Sale	38	26	- 31.6%	--	--	--
Months Supply of Inventory	5.4	3.6	- 33.3%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

