

# Local Market Update for May 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.

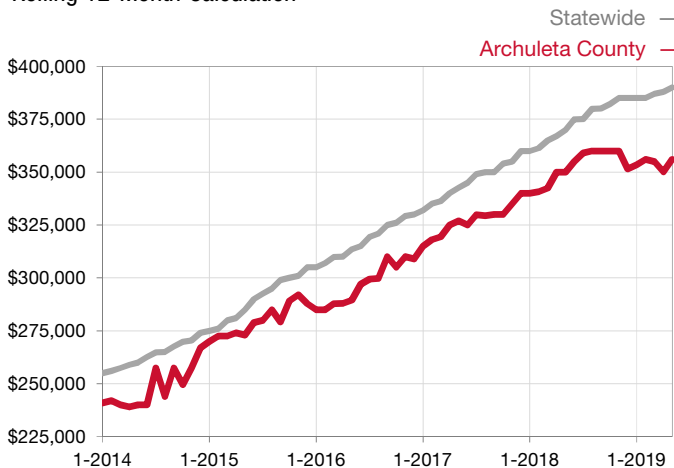
Single Family	May			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 05-2018	Thru 05-2019	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	84	100	+ 19.0%	276	261	- 5.4%
Sold Listings	37	35	- 5.4%	117	110	- 6.0%
Median Sales Price*	\$320,000	<b>\$364,900</b>	+ 14.0%	\$335,000	<b>\$359,950</b>	+ 7.4%
Average Sales Price*	\$355,499	<b>\$433,763</b>	+ 22.0%	\$411,060	<b>\$425,048</b>	+ 3.4%
Percent of List Price Received*	97.4%	<b>98.0%</b>	+ 0.6%	96.7%	<b>97.3%</b>	+ 0.6%
Days on Market Until Sale	134	163	+ 21.6%	171	171	0.0%
Inventory of Homes for Sale	256	250	- 2.3%	--	--	--
Months Supply of Inventory	9.0	9.0	0.0%	--	--	--

\* 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	May			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 05-2018	Thru 05-2019	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	15	14	- 6.7%	51	42	- 17.6%
Sold Listings	5	7	+ 40.0%	25	21	- 16.0%
Median Sales Price*	\$165,000	<b>\$265,000</b>	+ 60.6%	\$165,000	<b>\$212,500</b>	+ 28.8%
Average Sales Price*	\$175,200	<b>\$243,700</b>	+ 39.1%	\$248,056	<b>\$218,486</b>	- 11.9%
Percent of List Price Received*	95.9%	<b>95.4%</b>	- 0.5%	95.6%	<b>96.0%</b>	+ 0.4%
Days on Market Until Sale	120	106	- 11.7%	134	110	- 17.9%
Inventory of Homes for Sale	42	28	- 33.3%	--	--	--
Months Supply of Inventory	5.8	3.7	- 36.2%	--	--	--

\* 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

