

# Local Market Update for August 2019

A Research Tool Provided by the Colorado Association of REALTORS®

## Archuleta County

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

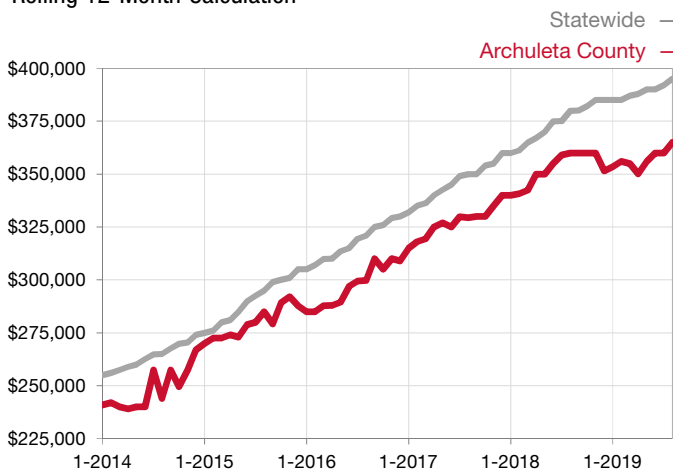
Single Family	August			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	52	53	+ 1.9%	448	480	+ 7.1%
Sold Listings	38	45	+ 18.4%	213	215	+ 0.9%
Median Sales Price*	\$383,000	<b>\$380,000</b>	- 0.8%	\$360,000	<b>\$379,000</b>	+ 5.3%
Average Sales Price*	\$448,713	<b>\$399,247</b>	- 11.0%	\$442,682	<b>\$462,455</b>	+ 4.5%
Percent of List Price Received*	96.5%	<b>96.7%</b>	+ 0.2%	96.8%	<b>97.2%</b>	+ 0.4%
Days on Market Until Sale	129	143	+ 10.9%	153	145	- 5.2%
Inventory of Homes for Sale	273	283	+ 3.7%	--	--	--
Months Supply of Inventory	9.9	9.9	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	August			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	13	13	0.0%	83	81	- 2.4%
Sold Listings	11	6	- 45.5%	61	44	- 27.9%
Median Sales Price*	\$210,000	<b>\$155,000</b>	- 26.2%	\$175,000	<b>\$185,000</b>	+ 5.7%
Average Sales Price*	\$214,445	<b>\$188,333</b>	- 12.2%	\$226,687	<b>\$212,375</b>	- 6.3%
Percent of List Price Received*	98.4%	<b>97.2%</b>	- 1.2%	96.8%	<b>97.0%</b>	+ 0.2%
Days on Market Until Sale	92	42	- 54.3%	115	88	- 23.5%
Inventory of Homes for Sale	30	35	+ 16.7%	--	--	--
Months Supply of Inventory	4.0	5.5	+ 37.5%	--	--	--

\* 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

