

Local Market Update for October 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.

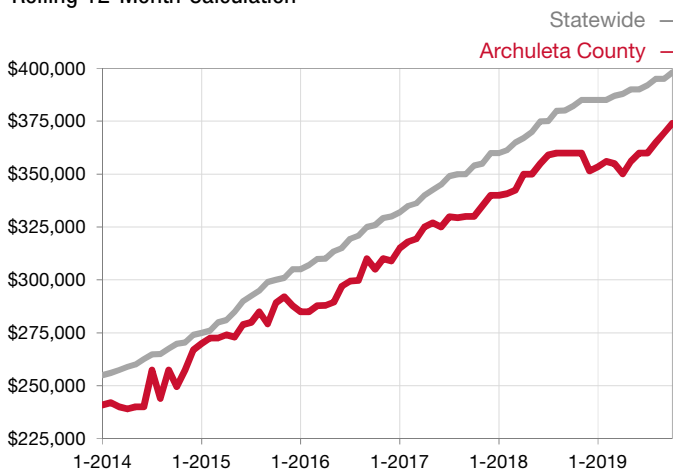
Single Family	October			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
Key Metrics						
New Listings	34	40	+ 17.6%	530	565	+ 6.6%
Sold Listings	33	35	+ 6.1%	286	302	+ 5.6%
Median Sales Price*	\$315,000	\$350,000	+ 11.1%	\$355,000	\$379,000	+ 6.8%
Average Sales Price*	\$402,591	\$471,733	+ 17.2%	\$432,722	\$460,885	+ 6.5%
Percent of List Price Received*	96.9%	95.6%	- 1.3%	96.8%	96.8%	0.0%
Days on Market Until Sale	138	117	- 15.2%	147	138	- 6.1%
Inventory of Homes for Sale	245	255	+ 4.1%	--	--	--
Months Supply of Inventory	8.7	8.5	- 2.3%	--	--	--

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

Townhouse-Condo	October			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
Key Metrics						
New Listings	6	14	+ 133.3%	96	110	+ 14.6%
Sold Listings	16	13	- 18.8%	83	68	- 18.1%
Median Sales Price*	\$203,500	\$225,000	+ 10.6%	\$175,000	\$190,000	+ 8.6%
Average Sales Price*	\$196,550	\$234,561	+ 19.3%	\$218,099	\$212,163	- 2.7%
Percent of List Price Received*	97.4%	96.3%	- 1.1%	96.9%	96.5%	- 0.4%
Days on Market Until Sale	124	102	- 17.7%	118	87	- 26.3%
Inventory of Homes for Sale	21	34	+ 61.9%	--	--	--
Months Supply of Inventory	2.7	5.2	+ 92.6%	--	--	--

* 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

