

Local Market Update for February 2020

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.

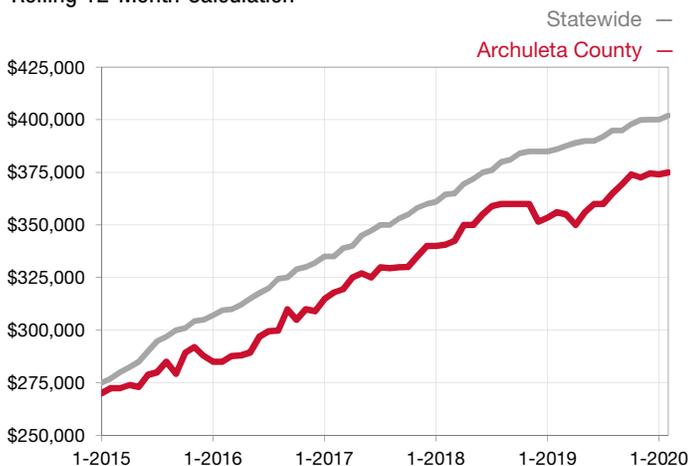
Single Family	February			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 02-2019	Thru 02-2020	Percent Change from Previous Year
Key Metrics						
New Listings	36	31	- 13.9%	56	57	+ 1.8%
Sold Listings	13	18	+ 38.5%	27	40	+ 48.1%
Median Sales Price*	\$380,000	\$386,500	+ 1.7%	\$380,000	\$380,625	+ 0.2%
Average Sales Price*	\$441,931	\$430,912	- 2.5%	\$477,147	\$418,898	- 12.2%
Percent of List Price Received*	95.3%	96.7%	+ 1.5%	95.9%	96.5%	+ 0.6%
Days on Market Until Sale	172	188	+ 9.3%	153	205	+ 34.0%
Inventory of Homes for Sale	190	152	- 20.0%	--	--	--
Months Supply of Inventory	6.8	5.0	- 26.5%	--	--	--

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

Townhouse/Condo	February			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 02-2019	Thru 02-2020	Percent Change from Previous Year
Key Metrics						
New Listings	8	7	- 12.5%	11	23	+ 109.1%
Sold Listings	1	8	+ 700.0%	3	13	+ 333.3%
Median Sales Price*	\$180,000	\$267,500	+ 48.6%	\$180,000	\$265,000	+ 47.2%
Average Sales Price*	\$180,000	\$275,300	+ 52.9%	\$186,350	\$246,992	+ 32.5%
Percent of List Price Received*	91.8%	97.5%	+ 6.2%	94.2%	96.8%	+ 2.8%
Days on Market Until Sale	151	71	- 53.0%	134	86	- 35.8%
Inventory of Homes for Sale	25	32	+ 28.0%	--	--	--
Months Supply of Inventory	3.4	4.2	+ 23.5%	--	--	--

* 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

