

Local Market Update for March 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	March			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 03-2019	Thru 03-2020	Percent Change from Previous Year
Key Metrics						
New Listings	40	54	+ 35.0%	96	111	+ 15.6%
Sold Listings	24	29	+ 20.8%	51	69	+ 35.3%
Median Sales Price*	\$310,500	\$382,000	+ 23.0%	\$355,000	\$382,000	+ 7.6%
Average Sales Price*	\$389,233	\$487,493	+ 25.2%	\$435,776	\$447,728	+ 2.7%
Percent of List Price Received*	97.8%	97.1%	- 0.7%	96.8%	96.8%	0.0%
Days on Market Until Sale	203	164	- 19.2%	177	188	+ 6.2%
Inventory of Homes for Sale	197	176	- 10.7%	--	--	--
Months Supply of Inventory	7.0	5.7	- 18.6%	--	--	--

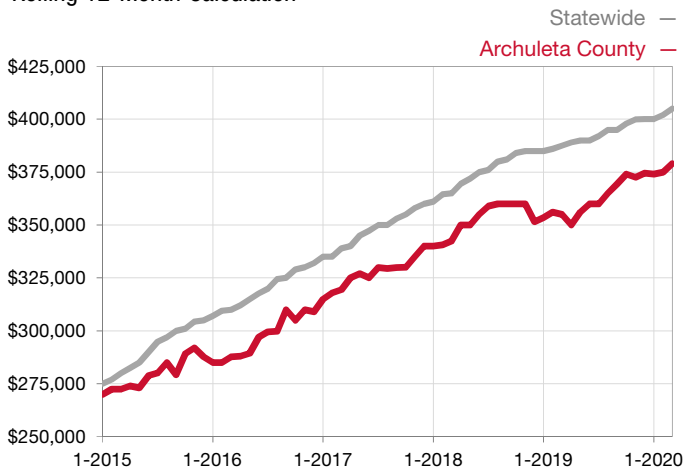
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	March			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 03-2019	Thru 03-2020	Percent Change from Previous Year
Key Metrics						
New Listings	8	5	- 37.5%	19	28	+ 47.4%
Sold Listings	5	7	+ 40.0%	8	20	+ 150.0%
Median Sales Price*	\$212,500	\$209,000	- 1.6%	\$196,250	\$225,450	+ 14.9%
Average Sales Price*	\$190,800	\$203,836	+ 6.8%	\$189,131	\$231,888	+ 22.6%
Percent of List Price Received*	96.2%	93.9%	- 2.4%	95.5%	95.8%	+ 0.3%
Days on Market Until Sale	126	161	+ 27.8%	129	113	- 12.4%
Inventory of Homes for Sale	29	34	+ 17.2%	--	--	--
Months Supply of Inventory	4.0	4.3	+ 7.5%	--	--	--

* 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

