

Local Market Update for April 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.

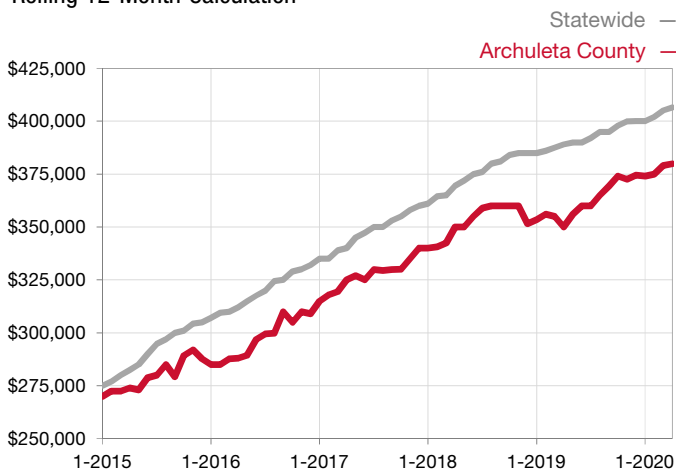
Single Family	April			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 04-2020	Percent Change from Previous Year
Key Metrics						
New Listings	65	41	- 36.9%	161	154	- 4.3%
Sold Listings	24	21	- 12.5%	75	90	+ 20.0%
Median Sales Price*	\$363,500	\$382,000	+ 5.1%	\$355,000	\$382,000	+ 7.6%
Average Sales Price*	\$389,542	\$420,465	+ 7.9%	\$420,981	\$441,367	+ 4.8%
Percent of List Price Received*	97.2%	95.8%	- 1.4%	96.9%	96.6%	- 0.3%
Days on Market Until Sale	172	153	- 11.0%	175	180	+ 2.9%
Inventory of Homes for Sale	204	198	- 2.9%	--	--	--
Months Supply of Inventory	7.3	6.4	- 12.3%	--	--	--

* 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	April			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 04-2020	Percent Change from Previous Year
Key Metrics						
New Listings	10	6	- 40.0%	29	35	+ 20.7%
Sold Listings	6	7	+ 16.7%	14	27	+ 92.9%
Median Sales Price*	\$175,250	\$250,000	+ 42.7%	\$196,250	\$225,900	+ 15.1%
Average Sales Price*	\$228,208	\$224,071	- 1.8%	\$205,879	\$229,861	+ 11.6%
Percent of List Price Received*	97.4%	96.1%	- 1.3%	96.3%	95.9%	- 0.4%
Days on Market Until Sale	88	79	- 10.2%	111	104	- 6.3%
Inventory of Homes for Sale	27	34	+ 25.9%	--	--	--
Months Supply of Inventory	3.7	4.3	+ 16.2%	--	--	--

* 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

