

# Local Market Update for May 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.

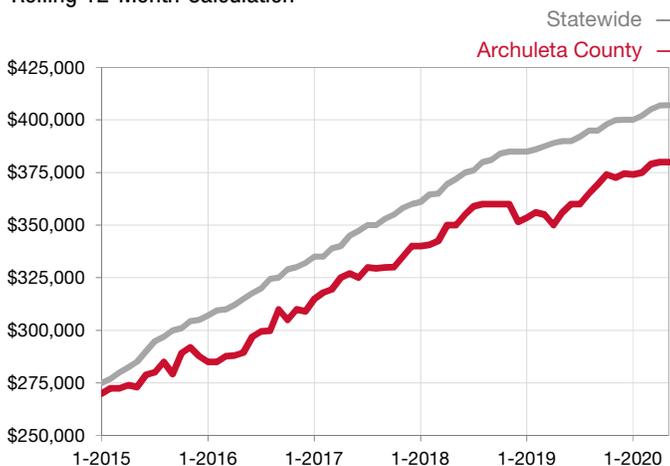
Single Family	May			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	101	77	- 23.8%	262	230	- 12.2%
Sold Listings	35	10	- 71.4%	110	100	- 9.1%
Median Sales Price*	\$364,900	<b>\$417,500</b>	+ 14.4%	\$359,950	<b>\$382,000</b>	+ 6.1%
Average Sales Price*	\$433,763	<b>\$450,325</b>	+ 3.8%	\$425,048	<b>\$442,262</b>	+ 4.0%
Percent of List Price Received*	98.0%	<b>95.8%</b>	- 2.2%	97.3%	<b>96.5%</b>	- 0.8%
Days on Market Until Sale	163	225	+ 38.0%	171	184	+ 7.6%
Inventory of Homes for Sale	261	228	- 12.6%	--	--	--
Months Supply of Inventory	9.3	8.0	- 14.0%	--	--	--

\* 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	May			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	18	6	- 66.7%	47	41	- 12.8%
Sold Listings	7	2	- 71.4%	21	29	+ 38.1%
Median Sales Price*	\$265,000	<b>\$243,625</b>	- 8.1%	\$212,500	<b>\$225,900</b>	+ 6.3%
Average Sales Price*	\$243,700	<b>\$243,625</b>	- 0.0%	\$218,486	<b>\$230,810</b>	+ 5.6%
Percent of List Price Received*	95.4%	<b>97.3%</b>	+ 2.0%	96.0%	<b>96.0%</b>	0.0%
Days on Market Until Sale	106	70	- 34.0%	110	102	- 7.3%
Inventory of Homes for Sale	32	34	+ 6.3%	--	--	--
Months Supply of Inventory	4.3	4.5	+ 4.7%	--	--	--

\* 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

