

# Local Market Update for June 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.

This report may include partial data for the Vail Board of REALTORS due to a recent change in their MLS vendors.

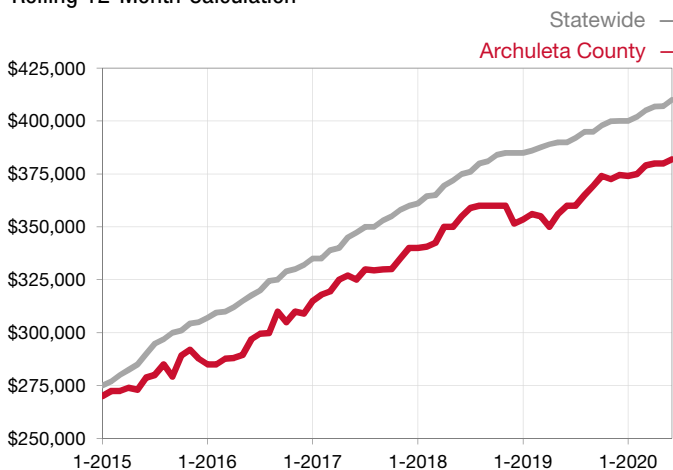
Single Family	June			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 06-2019	Thru 06-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	104	79	- 24.0%	366	309	- 15.6%
Sold Listings	31	26	- 16.1%	141	126	- 10.6%
Median Sales Price*	\$379,000	<b>\$399,750</b>	+ 5.5%	\$365,000	<b>\$382,250</b>	+ 4.7%
Average Sales Price*	\$531,783	<b>\$438,948</b>	- 17.5%	\$448,514	<b>\$441,579</b>	- 1.5%
Percent of List Price Received*	97.8%	<b>98.0%</b>	+ 0.2%	97.4%	<b>96.8%</b>	- 0.6%
Days on Market Until Sale	81	<b>104</b>	+ 28.4%	151	<b>168</b>	+ 11.3%
Inventory of Homes for Sale	322	<b>231</b>	- 28.3%	--	--	--
Months Supply of Inventory	11.5	<b>8.2</b>	- 28.7%	--	--	--

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

Townhouse/Condo	June			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 06-2019	Thru 06-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	14	20	+ 42.9%	61	61	0.0%
Sold Listings	9	3	- 66.7%	30	32	+ 6.7%
Median Sales Price*	\$144,000	<b>\$355,000</b>	+ 146.5%	\$188,750	<b>\$230,450</b>	+ 22.1%
Average Sales Price*	\$197,378	<b>\$315,287</b>	+ 59.7%	\$212,153	<b>\$238,730</b>	+ 12.5%
Percent of List Price Received*	96.9%	<b>100.4%</b>	+ 3.6%	96.3%	<b>96.4%</b>	+ 0.1%
Days on Market Until Sale	86	<b>135</b>	+ 57.0%	102	<b>105</b>	+ 2.9%
Inventory of Homes for Sale	33	<b>37</b>	+ 12.1%	--	--	--
Months Supply of Inventory	4.6	<b>5.3</b>	+ 15.2%	--	--	--

\* 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

