

Local Market Update for July 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.

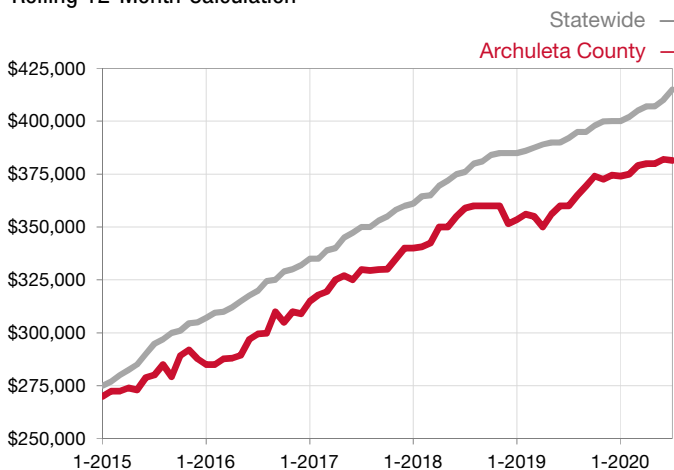
Single Family	July			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
Key Metrics						
New Listings	60	62	+ 3.3%	426	372	- 12.7%
Sold Listings	29	34	+ 17.2%	170	160	- 5.9%
Median Sales Price*	\$454,500	\$407,000	- 10.5%	\$378,000	\$385,250	+ 1.9%
Average Sales Price*	\$628,317	\$516,859	- 17.7%	\$479,187	\$457,576	- 4.5%
Percent of List Price Received*	97.1%	96.5%	- 0.6%	97.3%	96.7%	- 0.6%
Days on Market Until Sale	117	142	+ 21.4%	145	163	+ 12.4%
Inventory of Homes for Sale	324	195	- 39.8%	--	--	--
Months Supply of Inventory	11.5	6.8	- 40.9%	--	--	--

* 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	July			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
Key Metrics						
New Listings	13	11	- 15.4%	74	72	- 2.7%
Sold Listings	11	9	- 18.2%	41	43	+ 4.9%
Median Sales Price*	\$222,000	\$215,000	- 3.2%	\$197,500	\$220,000	+ 11.4%
Average Sales Price*	\$209,945	\$245,222	+ 16.8%	\$211,561	\$236,008	+ 11.6%
Percent of List Price Received*	98.1%	96.3%	- 1.8%	96.8%	96.4%	- 0.4%
Days on Market Until Sale	62	103	+ 66.1%	92	101	+ 9.8%
Inventory of Homes for Sale	39	24	- 38.5%	--	--	--
Months Supply of Inventory	5.5	3.4	- 38.2%	--	--	--

* 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

