

Local Market Update for August 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.

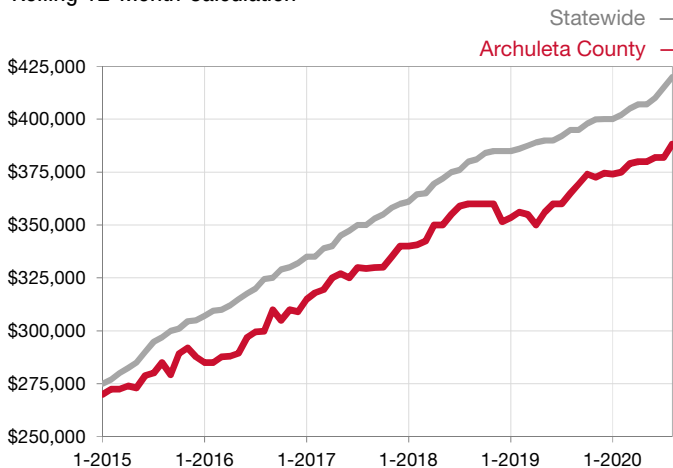
Single Family	August			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Key Metrics						
New Listings	55	57	+ 3.6%	481	430	- 10.6%
Sold Listings	46	69	+ 50.0%	216	230	+ 6.5%
Median Sales Price*	\$377,000	\$408,000	+ 8.2%	\$378,000	\$390,000	+ 3.2%
Average Sales Price*	\$398,165	\$658,952	+ 65.5%	\$461,932	\$518,551	+ 12.3%
Percent of List Price Received*	96.7%	97.4%	+ 0.7%	97.2%	97.0%	- 0.2%
Days on Market Until Sale	142	141	- 0.7%	145	156	+ 7.6%
Inventory of Homes for Sale	296	161	- 45.6%	--	--	--
Months Supply of Inventory	10.3	5.3	- 48.5%	--	--	--

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

Townhouse/Condo	August			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Key Metrics						
New Listings	14	11	- 21.4%	88	84	- 4.5%
Sold Listings	8	16	+ 100.0%	49	60	+ 22.4%
Median Sales Price*	\$155,000	\$236,500	+ 52.6%	\$185,000	\$230,000	+ 24.3%
Average Sales Price*	\$188,625	\$302,406	+ 60.3%	\$207,816	\$257,248	+ 23.8%
Percent of List Price Received*	96.5%	96.1%	- 0.4%	96.7%	96.3%	- 0.4%
Days on Market Until Sale	51	158	+ 209.8%	85	118	+ 38.8%
Inventory of Homes for Sale	39	17	- 56.4%	--	--	--
Months Supply of Inventory	5.7	2.2	- 61.4%	--	--	--

* 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

