

Local Market Update for October 2020

A Research Tool Provided by the Colorado Association of REALTORS®

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Your Agent is a REALTOR®

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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.

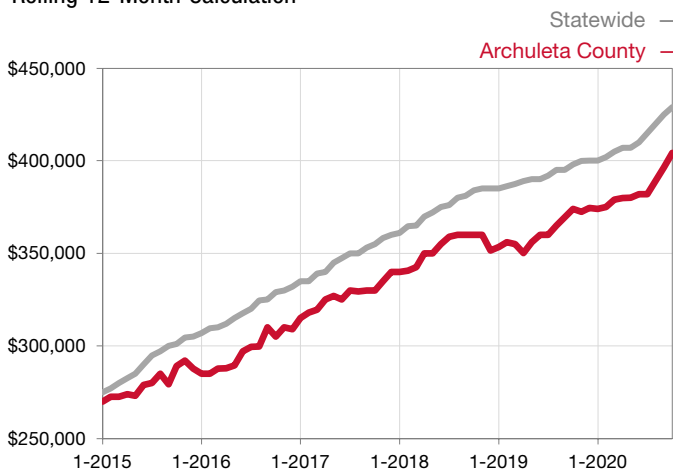
Single Family	October			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Key Metrics						
New Listings	40	46	+ 15.0%	563	530	- 5.9%
Sold Listings	35	73	+ 108.6%	302	384	+ 27.2%
Median Sales Price*	\$350,000	\$459,000	+ 31.1%	\$379,000	\$408,500	+ 7.8%
Average Sales Price*	\$471,733	\$560,450	+ 18.8%	\$460,885	\$526,386	+ 14.2%
Percent of List Price Received*	95.6%	97.3%	+ 1.8%	96.8%	97.2%	+ 0.4%
Days on Market Until Sale	117	157	+ 34.2%	138	149	+ 8.0%
Inventory of Homes for Sale	412	118	- 71.4%	--	--	--
Months Supply of Inventory	13.8	3.2	- 76.8%	--	--	--

* 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	October			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Key Metrics						
New Listings	14	3	- 78.6%	111	102	- 8.1%
Sold Listings	13	15	+ 15.4%	68	89	+ 30.9%
Median Sales Price*	\$225,000	\$276,000	+ 22.7%	\$190,000	\$235,000	+ 23.7%
Average Sales Price*	\$234,561	\$309,122	+ 31.8%	\$212,163	\$264,922	+ 24.9%
Percent of List Price Received*	96.3%	98.9%	+ 2.7%	96.5%	97.1%	+ 0.6%
Days on Market Until Sale	102	157	+ 53.9%	87	116	+ 33.3%
Inventory of Homes for Sale	56	11	- 80.4%	--	--	--
Months Supply of Inventory	8.5	1.3	- 84.7%	--	--	--

* 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

