

Local Market Update for November 2020

A Research Tool Provided by the Colorado Association of REALTORS®

Archuleta County

Contact the Pagosa Springs Area Association of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

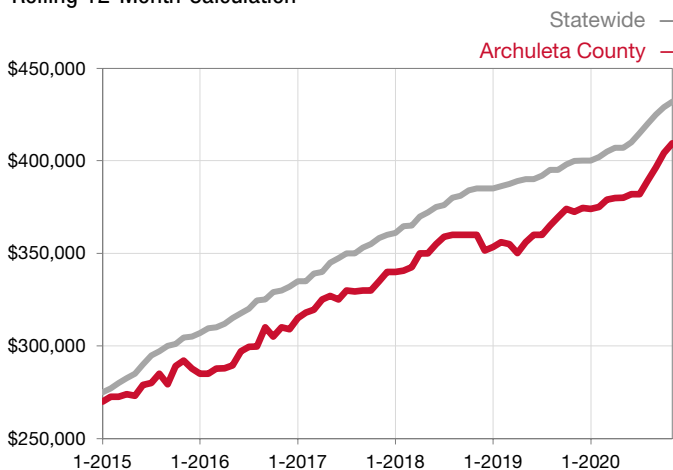
Single Family	November			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 11-2019	Thru 11-2020	Percent Change from Previous Year
Key Metrics						
New Listings	31	28	- 9.7%	594	558	- 6.1%
Sold Listings	27	47	+ 74.1%	329	431	+ 31.0%
Median Sales Price*	\$364,900	\$504,300	+ 38.2%	\$375,000	\$410,000	+ 9.3%
Average Sales Price*	\$446,420	\$605,996	+ 35.7%	\$459,698	\$535,067	+ 16.4%
Percent of List Price Received*	97.0%	97.6%	+ 0.6%	96.8%	97.2%	+ 0.4%
Days on Market Until Sale	130	118	- 9.2%	138	146	+ 5.8%
Inventory of Homes for Sale	397	101	- 74.6%	--	--	--
Months Supply of Inventory	13.3	2.7	- 79.7%	--	--	--

* 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	November			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 11-2019	Thru 11-2020	Percent Change from Previous Year
Key Metrics						
New Listings	6	2	- 66.7%	117	104	- 11.1%
Sold Listings	7	8	+ 14.3%	75	98	+ 30.7%
Median Sales Price*	\$221,500	\$257,500	+ 16.3%	\$207,500	\$239,750	+ 15.5%
Average Sales Price*	\$217,429	\$293,313	+ 34.9%	\$212,655	\$268,873	+ 26.4%
Percent of List Price Received*	96.1%	98.2%	+ 2.2%	96.5%	97.2%	+ 0.7%
Days on Market Until Sale	83	104	+ 25.3%	86	115	+ 33.7%
Inventory of Homes for Sale	54	9	- 83.3%	--	--	--
Months Supply of Inventory	8.3	1.0	- 88.0%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

