

# Local Market Update for December 2020

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

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## Archuleta County

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

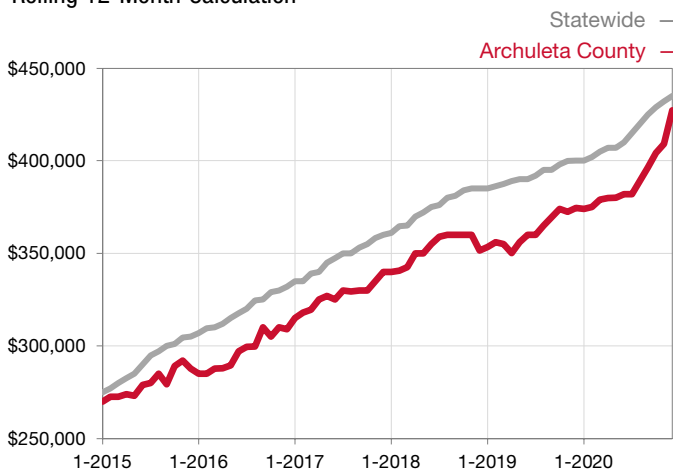
Single Family	December			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	19	26	+ 36.8%	613	584	- 4.7%
Sold Listings	25	56	+ 124.0%	354	488	+ 37.9%
Median Sales Price*	\$355,000	<b>\$532,250</b>	+ 49.9%	\$374,450	<b>\$427,250</b>	+ 14.1%
Average Sales Price*	\$526,042	<b>\$660,071</b>	+ 25.5%	\$464,383	<b>\$548,766</b>	+ 18.2%
Percent of List Price Received*	96.8%	<b>97.5%</b>	+ 0.7%	96.8%	<b>97.2%</b>	+ 0.4%
Days on Market Until Sale	177	111	- 37.3%	140	141	+ 0.7%
Inventory of Homes for Sale	385	95	- 75.3%	--	--	--
Months Supply of Inventory	13.1	2.3	- 82.4%	--	--	--

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

Townhouse/Condo	December			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	6	5	- 16.7%	123	109	- 11.4%
Sold Listings	7	6	- 14.3%	82	104	+ 26.8%
Median Sales Price*	\$169,500	<b>\$268,000</b>	+ 58.1%	\$202,500	<b>\$239,750</b>	+ 18.4%
Average Sales Price*	\$233,490	<b>\$274,167</b>	+ 17.4%	\$214,433	<b>\$269,178</b>	+ 25.5%
Percent of List Price Received*	98.1%	<b>102.4%</b>	+ 4.4%	96.6%	<b>97.5%</b>	+ 0.9%
Days on Market Until Sale	79	105	+ 32.9%	86	114	+ 32.6%
Inventory of Homes for Sale	53	6	- 88.7%	--	--	--
Months Supply of Inventory	7.8	0.7	- 91.0%	--	--	--

\* 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

