

Local Market Update for February 2021

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.

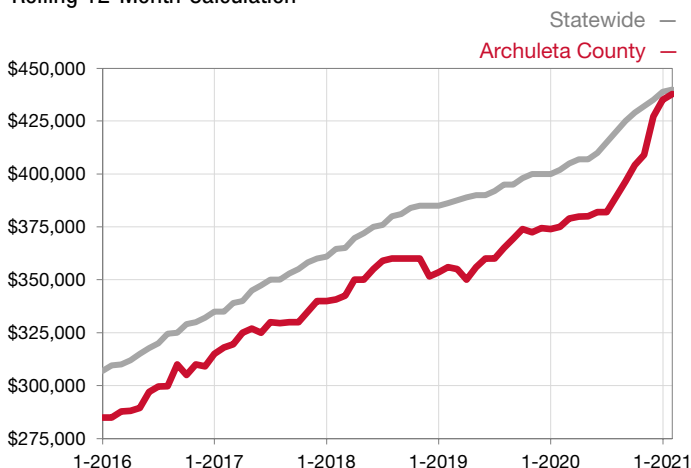
Single Family	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
Key Metrics						
New Listings	31	43	+ 38.7%	57	67	+ 17.5%
Sold Listings	18	24	+ 33.3%	40	53	+ 32.5%
Median Sales Price*	\$386,500	\$437,500	+ 13.2%	\$380,625	\$495,000	+ 30.0%
Average Sales Price*	\$430,912	\$522,496	+ 21.3%	\$418,898	\$546,632	+ 30.5%
Percent of List Price Received*	96.7%	97.8%	+ 1.1%	96.5%	97.8%	+ 1.3%
Days on Market Until Sale	188	138	- 26.6%	205	117	- 42.9%
Inventory of Homes for Sale	333	72	- 78.4%	--	--	--
Months Supply of Inventory	10.9	1.7	- 84.4%	--	--	--

* 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	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
Key Metrics						
New Listings	7	10	+ 42.9%	24	17	- 29.2%
Sold Listings	8	6	- 25.0%	13	13	0.0%
Median Sales Price*	\$267,500	\$265,500	- 0.7%	\$265,000	\$256,000	- 3.4%
Average Sales Price*	\$275,300	\$250,583	- 9.0%	\$246,992	\$248,608	+ 0.7%
Percent of List Price Received*	97.5%	102.5%	+ 5.1%	96.8%	101.1%	+ 4.4%
Days on Market Until Sale	71	66	- 7.0%	86	99	+ 15.1%
Inventory of Homes for Sale	53	5	- 90.6%	--	--	--
Months Supply of Inventory	6.9	0.6	- 91.3%	--	--	--

* 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

