

Local Market Update for April 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.

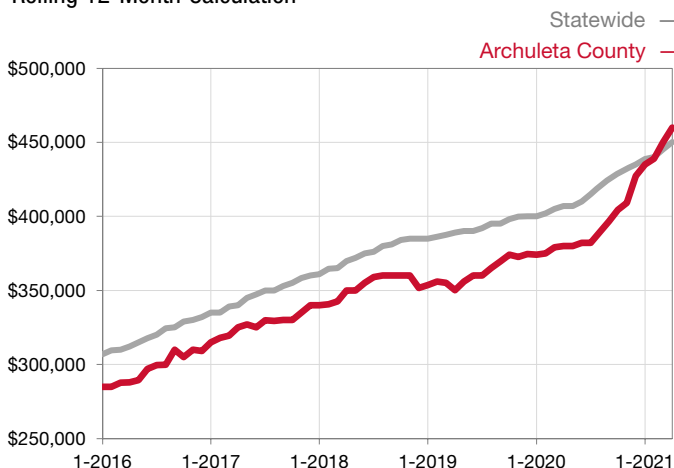
Single Family	April			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
New Listings	41	42	+ 2.4%	153	152	- 0.7%
Sold Listings	21	40	+ 90.5%	90	141	+ 56.7%
Median Sales Price*	\$382,000	\$492,250	+ 28.9%	\$382,000	\$497,000	+ 30.1%
Average Sales Price*	\$420,465	\$729,285	+ 73.4%	\$441,367	\$636,528	+ 44.2%
Percent of List Price Received*	95.8%	98.4%	+ 2.7%	96.6%	98.4%	+ 1.9%
Days on Market Until Sale	153	122	- 20.3%	180	115	- 36.1%
Inventory of Homes for Sale	366	68	- 81.4%	--	--	--
Months Supply of Inventory	11.9	1.5	- 87.4%	--	--	--

* 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	April			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
New Listings	6	8	+ 33.3%	35	34	- 2.9%
Sold Listings	7	8	+ 14.3%	27	32	+ 18.5%
Median Sales Price*	\$250,000	\$275,000	+ 10.0%	\$225,900	\$265,000	+ 17.3%
Average Sales Price*	\$224,071	\$318,544	+ 42.2%	\$229,861	\$291,961	+ 27.0%
Percent of List Price Received*	96.1%	103.5%	+ 7.7%	95.9%	101.7%	+ 6.0%
Days on Market Until Sale	79	61	- 22.8%	104	82	- 21.2%
Inventory of Homes for Sale	52	5	- 90.4%	--	--	--
Months Supply of Inventory	6.6	0.6	- 90.9%	--	--	--

* 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

