

# Local Market Update for May 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.

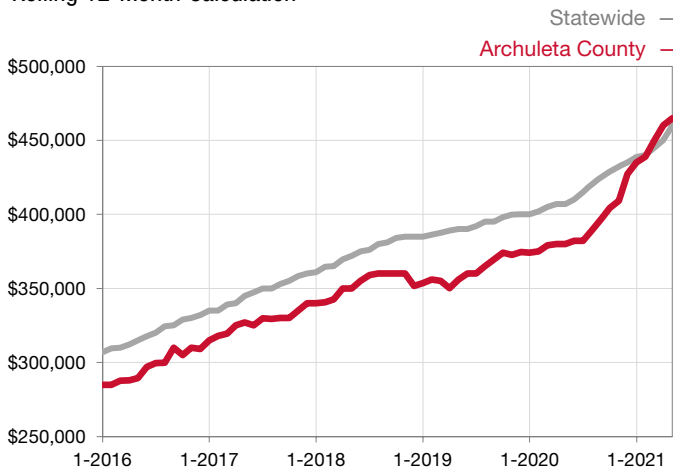
Single Family	May			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	79	<b>69</b>	- 12.7%	232	<b>223</b>	- 3.9%
Sold Listings	10	<b>39</b>	+ 290.0%	100	<b>180</b>	+ 80.0%
Median Sales Price*	\$417,500	<b>\$518,000</b>	+ 24.1%	\$382,000	<b>\$498,000</b>	+ 30.4%
Average Sales Price*	\$450,325	<b>\$706,272</b>	+ 56.8%	\$442,262	<b>\$651,639</b>	+ 47.3%
Percent of List Price Received*	95.8%	<b>97.5%</b>	+ 1.8%	96.5%	<b>98.2%</b>	+ 1.8%
Days on Market Until Sale	225	<b>114</b>	- 49.3%	184	<b>115</b>	- 37.5%
Inventory of Homes for Sale	397	<b>92</b>	- 76.8%	--	--	--
Months Supply of Inventory	13.8	<b>1.9</b>	- 86.2%	--	--	--

\* 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	May			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	6	<b>9</b>	+ 50.0%	41	<b>42</b>	+ 2.4%
Sold Listings	2	<b>8</b>	+ 300.0%	29	<b>41</b>	+ 41.4%
Median Sales Price*	\$243,625	<b>\$302,500</b>	+ 24.2%	\$225,900	<b>\$270,000</b>	+ 19.5%
Average Sales Price*	\$243,625	<b>\$308,250</b>	+ 26.5%	\$230,810	<b>\$293,750</b>	+ 27.3%
Percent of List Price Received*	97.3%	<b>102.2%</b>	+ 5.0%	96.0%	<b>101.7%</b>	+ 5.9%
Days on Market Until Sale	70	<b>49</b>	- 30.0%	102	<b>74</b>	- 27.5%
Inventory of Homes for Sale	51	<b>8</b>	- 84.3%	--	--	--
Months Supply of Inventory	6.8	<b>0.8</b>	- 88.2%	--	--	--

\* 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

