

Local Market Update for August 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.

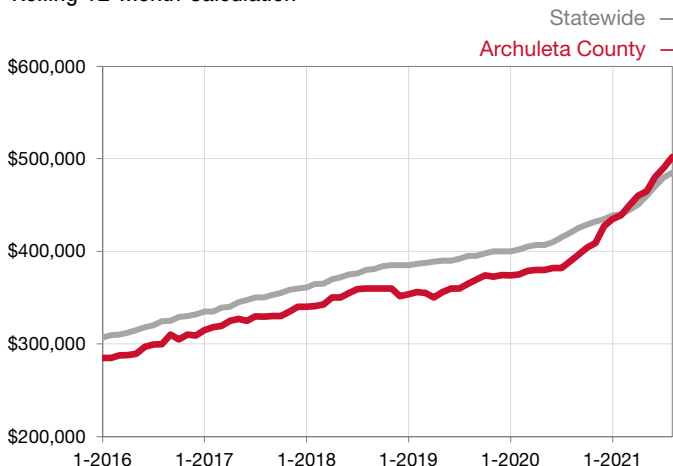
Single Family	August			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 08-2020	Thru 08-2021	Percent Change from Previous Year
Key Metrics						
New Listings	57	55	- 3.5%	430	420	- 2.3%
Sold Listings	71	52	- 26.8%	232	311	+ 34.1%
Median Sales Price*	\$428,000	\$581,000	+ 35.7%	\$390,000	\$545,000	+ 39.7%
Average Sales Price*	\$668,193	\$743,976	+ 11.3%	\$522,590	\$668,333	+ 27.9%
Percent of List Price Received*	97.4%	99.1%	+ 1.7%	97.0%	98.7%	+ 1.8%
Days on Market Until Sale	139	90	- 35.3%	155	101	- 34.8%
Inventory of Homes for Sale	465	115	- 75.3%	--	--	--
Months Supply of Inventory	15.1	2.4	- 84.1%	--	--	--

* 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	August			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 08-2020	Thru 08-2021	Percent Change from Previous Year
Key Metrics						
New Listings	10	11	+ 10.0%	84	79	- 6.0%
Sold Listings	17	13	- 23.5%	61	66	+ 8.2%
Median Sales Price*	\$238,000	\$245,000	+ 2.9%	\$230,000	\$264,950	+ 15.2%
Average Sales Price*	\$309,618	\$271,570	- 12.3%	\$259,998	\$293,002	+ 12.7%
Percent of List Price Received*	96.1%	97.9%	+ 1.9%	96.3%	100.5%	+ 4.4%
Days on Market Until Sale	153	52	- 66.0%	117	66	- 43.6%
Inventory of Homes for Sale	58	12	- 79.3%	--	--	--
Months Supply of Inventory	7.4	1.3	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

