

Local Market Update for October 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.

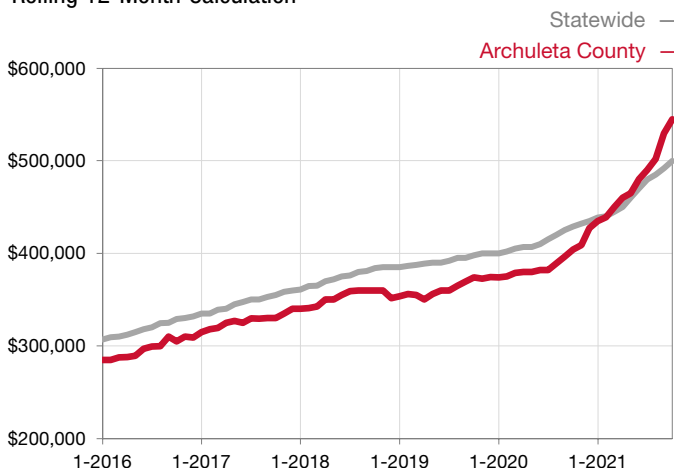
Single Family	October			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
Key Metrics						
New Listings	46	25	- 45.7%	531	476	- 10.4%
Sold Listings	73	47	- 35.6%	384	411	+ 7.0%
Median Sales Price*	\$459,000	\$602,000	+ 31.2%	\$408,500	\$549,900	+ 34.6%
Average Sales Price*	\$560,450	\$661,115	+ 18.0%	\$526,386	\$665,886	+ 26.5%
Percent of List Price Received*	97.3%	100.4%	+ 3.2%	97.2%	98.9%	+ 1.7%
Days on Market Until Sale	157	93	- 40.8%	149	100	- 32.9%
Inventory of Homes for Sale	273	72	- 73.6%	--	--	--
Months Supply of Inventory	7.5	1.7	- 77.3%	--	--	--

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

Townhouse/Condo	October			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
Key Metrics						
New Listings	3	3	0.0%	102	88	- 13.7%
Sold Listings	15	11	- 26.7%	90	86	- 4.4%
Median Sales Price*	\$276,000	\$329,000	+ 19.2%	\$236,500	\$264,950	+ 12.0%
Average Sales Price*	\$309,122	\$327,500	+ 5.9%	\$266,700	\$296,634	+ 11.2%
Percent of List Price Received*	98.9%	99.4%	+ 0.5%	97.1%	100.2%	+ 3.2%
Days on Market Until Sale	157	63	- 59.9%	116	65	- 44.0%
Inventory of Homes for Sale	36	5	- 86.1%	--	--	--
Months Supply of Inventory	4.2	0.6	- 85.7%	--	--	--

* 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

