

Local Market Update for April 2022

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.

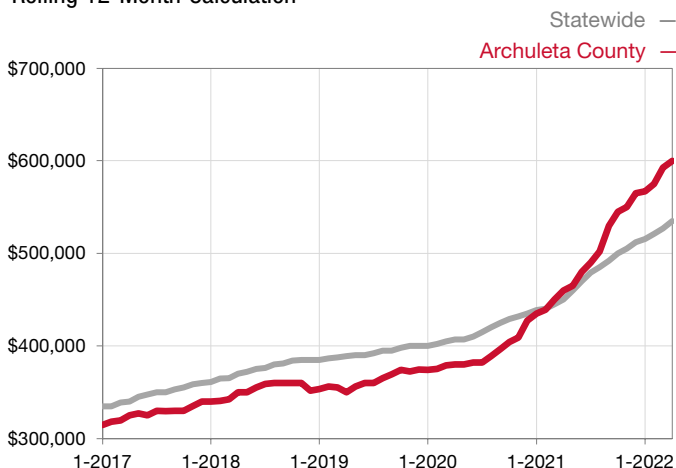
Single Family	April			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
Key Metrics						
New Listings	45	55	+ 22.2%	157	141	- 10.2%
Sold Listings	40	24	- 40.0%	141	93	- 34.0%
Median Sales Price*	\$492,250	\$720,000	+ 46.3%	\$497,000	\$640,000	+ 28.8%
Average Sales Price*	\$729,285	\$791,071	+ 8.5%	\$636,528	\$809,485	+ 27.2%
Percent of List Price Received*	98.4%	100.1%	+ 1.7%	98.4%	98.4%	0.0%
Days on Market Until Sale	122	76	- 37.7%	115	93	- 19.1%
Inventory of Homes for Sale	76	66	- 13.2%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--

* 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		
	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
Key Metrics						
New Listings	8	16	+ 100.0%	33	40	+ 21.2%
Sold Listings	9	6	- 33.3%	33	30	- 9.1%
Median Sales Price*	\$255,000	\$414,500	+ 62.5%	\$260,000	\$257,500	- 1.0%
Average Sales Price*	\$309,261	\$392,750	+ 27.0%	\$290,235	\$332,447	+ 14.5%
Percent of List Price Received*	102.9%	99.5%	- 3.3%	101.6%	98.0%	- 3.5%
Days on Market Until Sale	59	58	- 1.7%	80	70	- 12.5%
Inventory of Homes for Sale	5	17	+ 240.0%	--	--	--
Months Supply of Inventory	0.5	2.2	+ 340.0%	--	--	--

* 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

