

Local Market Update for December 2019

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.

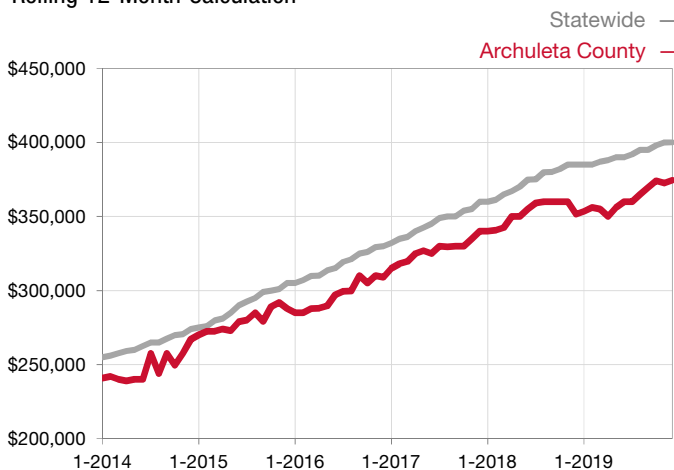
Single Family	December			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 12-2018	Thru 12-2019	Percent Change from Previous Year
Key Metrics						
New Listings	12	19	+ 58.3%	575	613	+ 6.6%
Sold Listings	28	25	- 10.7%	342	354	+ 3.5%
Median Sales Price*	\$335,000	\$355,000	+ 6.0%	\$351,536	\$374,450	+ 6.5%
Average Sales Price*	\$384,221	\$526,042	+ 36.9%	\$428,468	\$464,383	+ 8.4%
Percent of List Price Received*	97.1%	96.8%	- 0.3%	96.8%	96.8%	0.0%
Days on Market Until Sale	156	176	+ 12.8%	147	140	- 4.8%
Inventory of Homes for Sale	221	218	- 1.4%	--	--	--
Months Supply of Inventory	7.8	7.4	- 5.1%	--	--	--

* 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	December			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 12-2018	Thru 12-2019	Percent Change from Previous Year
Key Metrics						
New Listings	3	6	+ 100.0%	106	122	+ 15.1%
Sold Listings	3	7	+ 133.3%	94	82	- 12.8%
Median Sales Price*	\$365,000	\$169,500	- 53.6%	\$180,000	\$202,500	+ 12.5%
Average Sales Price*	\$314,000	\$233,490	- 25.6%	\$220,364	\$214,433	- 2.7%
Percent of List Price Received*	95.4%	98.1%	+ 2.8%	96.8%	96.6%	- 0.2%
Days on Market Until Sale	274	79	- 71.2%	120	86	- 28.3%
Inventory of Homes for Sale	23	37	+ 60.9%	--	--	--
Months Supply of Inventory	2.9	5.4	+ 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

