

Local Market Update for May 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.

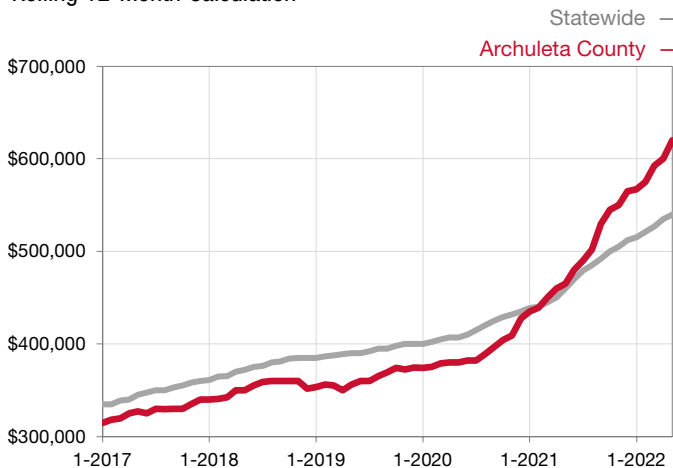
Single Family	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Key Metrics						
New Listings	71	70	- 1.4%	228	212	- 7.0%
Sold Listings	39	28	- 28.2%	180	121	- 32.8%
Median Sales Price*	\$518,000	\$759,500	+ 46.6%	\$498,000	\$650,000	+ 30.5%
Average Sales Price*	\$706,272	\$841,417	+ 19.1%	\$651,639	\$816,874	+ 25.4%
Percent of List Price Received*	97.5%	100.2%	+ 2.8%	98.2%	98.8%	+ 0.6%
Days on Market Until Sale	114	63	- 44.7%	115	86	- 25.2%
Inventory of Homes for Sale	102	104	+ 2.0%	--	--	--
Months Supply of Inventory	2.2	3.0	+ 36.4%	--	--	--

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

Townhouse/Condo	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Key Metrics						
New Listings	9	14	+ 55.6%	42	54	+ 28.6%
Sold Listings	8	9	+ 12.5%	41	39	- 4.9%
Median Sales Price*	\$302,500	\$325,000	+ 7.4%	\$270,000	\$289,000	+ 7.0%
Average Sales Price*	\$308,250	\$359,586	+ 16.7%	\$293,750	\$338,710	+ 15.3%
Percent of List Price Received*	102.2%	99.5%	- 2.6%	101.7%	98.3%	- 3.3%
Days on Market Until Sale	49	66	+ 34.7%	74	69	- 6.8%
Inventory of Homes for Sale	8	17	+ 112.5%	--	--	--
Months Supply of Inventory	0.8	2.2	+ 175.0%	--	--	--

* 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

