Local Market Update for July 2022

A Research Tool Provided by the Colorado Association of REALTORS®

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Archuleta County

Contact the Pagosa Springs Area Association of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

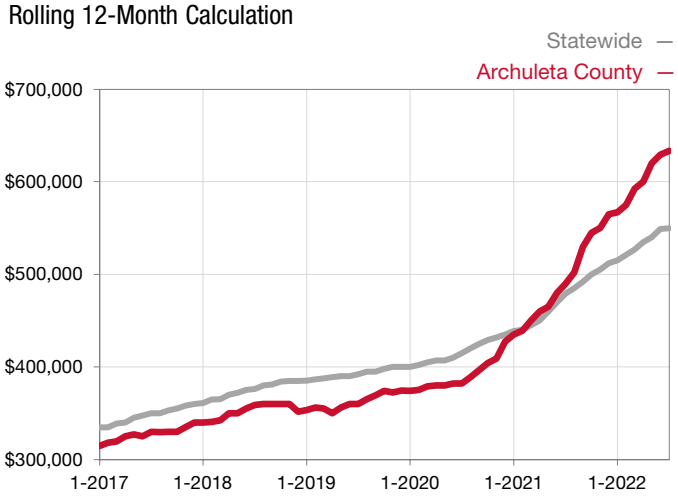
Single Family	July			Year to Date		
Key Metrics	**2021**	**2022**	Percent Change from Previous Year	**Thru 07-2021**	**Thru 07-2022**	Percent Change from Previous Year
New Listings	58	**65**	+ 12.1%	363	**352**	- 3.0%
Sold Listings	46	**28**	- 39.1%	259	**185**	- 28.6%
Median Sales Price*	$602,000	**$595,000**	- 1.2%	$529,500	**$650,000**	+ 22.8%
Average Sales Price*	$638,564	**$819,484**	+ 28.3%	$653,146	**$822,421**	+ 25.9%
Percent of List Price Received*	99.6%	**97.5%**	- 2.1%	98.7%	**98.8%**	+ 0.1%
Days on Market Until Sale	77	**58**	- 24.7%	103	**81**	- 21.4%
Inventory of Homes for Sale	116	**170**	+ 46.6%	--	**--**	--
Months Supply of Inventory	2.4	**5.1**	+ 112.5%	--	**--**	--

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

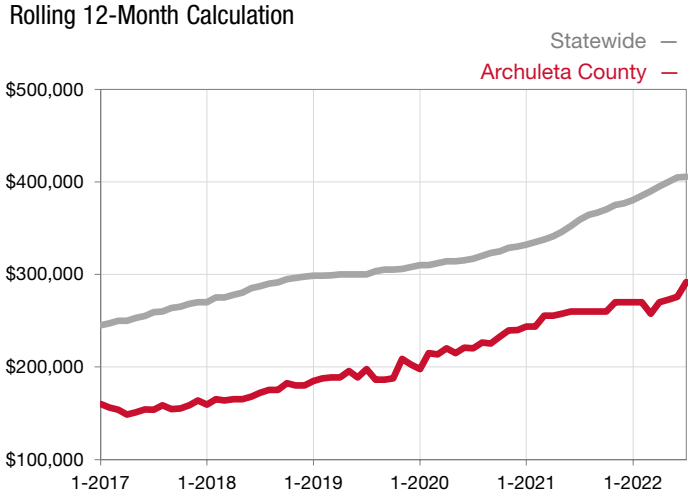
Townhouse/Condo	July			Year to Date		
Key Metrics	**2021**	**2022**	Percent Change from Previous Year	**Thru 07-2021**	**Thru 07-2022**	Percent Change from Previous Year
New Listings	14	**10**	- 28.6%	71	**86**	+ 21.1%
Sold Listings	6	**7**	+ 16.7%	53	**55**	+ 3.8%
Median Sales Price*	$282,000	**$485,000**	+ 72.0%	$275,000	**$335,000**	+ 21.8%
Average Sales Price*	$308,167	**$490,000**	+ 59.0%	$298,259	**$364,500**	+ 22.2%
Percent of List Price Received*	99.3%	**99.1%**	- 0.2%	101.1%	**98.3%**	- 2.8%
Days on Market Until Sale	57	**56**	- 1.8%	70	**64**	- 8.6%
Inventory of Homes for Sale	16	**31**	+ 93.8%	--	**--**	--
Months Supply of Inventory	1.7	**3.8**	+ 123.5%	--	**--**	--

* 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



Current as of August 3, 2022. All data from the multiple listing services in the state of Colorado. Report © 2022 ShowingTime.