

Local Market Update for February 2023

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.

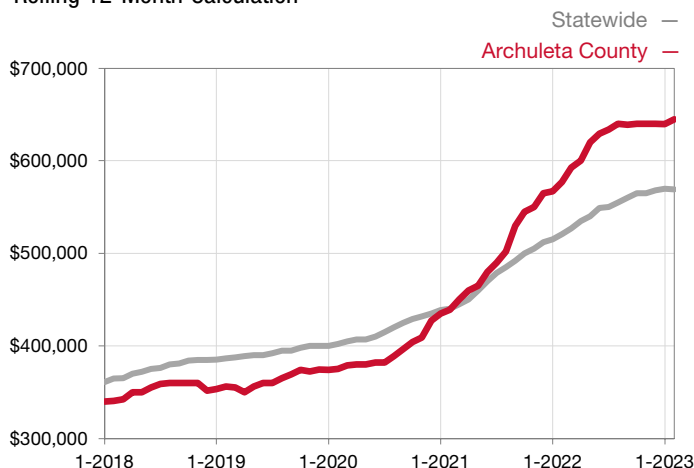
Single Family	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	13	14	+ 7.7%	38	23	- 39.5%
Sold Listings	26	7	- 73.1%	43	27	- 37.2%
Median Sales Price*	\$580,800	\$590,000	+ 1.6%	\$580,000	\$520,000	- 10.3%
Average Sales Price*	\$589,647	\$681,286	+ 15.5%	\$657,773	\$705,157	+ 7.2%
Percent of List Price Received*	97.5%	95.3%	- 2.3%	98.0%	95.5%	- 2.6%
Days on Market Until Sale	102	117	+ 14.7%	96	123	+ 28.1%
Inventory of Homes for Sale	41	70	+ 70.7%	--	--	--
Months Supply of Inventory	1.1	2.8	+ 154.5%	--	--	--

* 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	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	7	3	- 57.1%	14	7	- 50.0%
Sold Listings	5	2	- 60.0%	13	3	- 76.9%
Median Sales Price*	\$354,900	\$342,250	- 3.6%	\$255,000	\$365,000	+ 43.1%
Average Sales Price*	\$433,980	\$342,250	- 21.1%	\$341,723	\$411,833	+ 20.5%
Percent of List Price Received*	96.2%	98.7%	+ 2.6%	96.2%	97.2%	+ 1.0%
Days on Market Until Sale	109	126	+ 15.6%	90	111	+ 23.3%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	0.8	1.5	+ 87.5%	--	--	--

* 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

