

# Local Market Update for April 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.

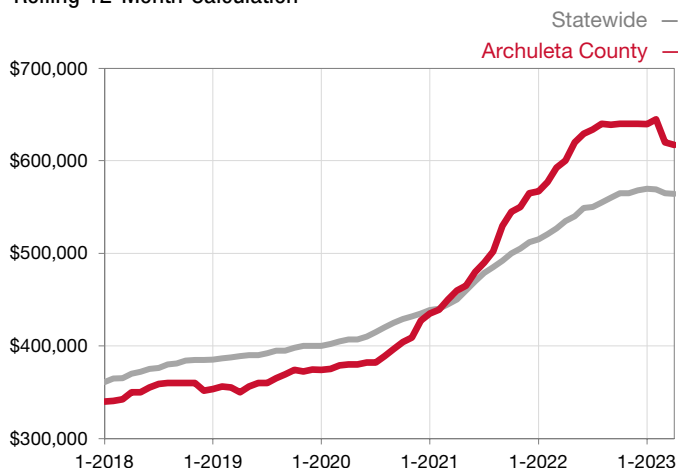
Single Family	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	55	36	- 34.5%	141	91	- 35.5%
Sold Listings	24	23	- 4.2%	93	66	- 29.0%
Median Sales Price*	\$720,000	\$622,500	- 13.5%	\$640,000	\$569,000	- 11.1%
Average Sales Price*	\$791,071	\$640,787	- 19.0%	\$809,910	\$663,475	- 18.1%
Percent of List Price Received*	100.1%	95.8%	- 4.3%	98.5%	96.0%	- 2.5%
Days on Market Until Sale	76	108	+ 42.1%	93	128	+ 37.6%
Inventory of Homes for Sale	74	93	+ 25.7%	--	--	--
Months Supply of Inventory	2.1	3.8	+ 81.0%	--	--	--

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

Townhouse/Condo	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	16	4	- 75.0%	41	20	- 51.2%
Sold Listings	6	2	- 66.7%	30	8	- 73.3%
Median Sales Price*	\$414,500	\$222,500	- 46.3%	\$257,500	\$400,000	+ 55.3%
Average Sales Price*	\$392,750	\$222,500	- 43.3%	\$332,447	\$393,813	+ 18.5%
Percent of List Price Received*	99.5%	98.4%	- 1.1%	98.0%	98.1%	+ 0.1%
Days on Market Until Sale	58	19	- 67.2%	70	109	+ 55.7%
Inventory of Homes for Sale	20	13	- 35.0%	--	--	--
Months Supply of Inventory	2.6	2.5	- 3.8%	--	--	--

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

Median Sales Price – Single Family  
Rolling 12-Month Calculation



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

