

Local Market Update for July 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.

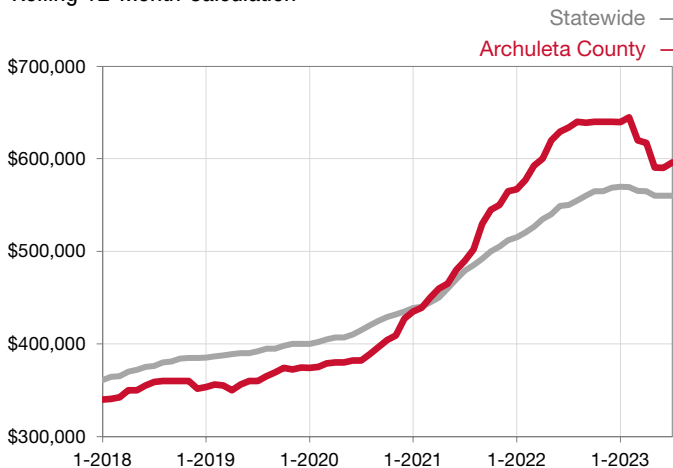
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Key Metrics						
New Listings	66	62	- 6.1%	355	302	- 14.9%
Sold Listings	28	31	+ 10.7%	185	144	- 22.2%
Median Sales Price*	\$595,000	\$719,000	+ 20.8%	\$650,000	\$587,000	- 9.7%
Average Sales Price*	\$819,484	\$1,001,932	+ 22.3%	\$822,635	\$744,776	- 9.5%
Percent of List Price Received*	97.5%	97.3%	- 0.2%	98.8%	97.0%	- 1.8%
Days on Market Until Sale	58	99	+ 70.7%	81	103	+ 27.2%
Inventory of Homes for Sale	174	163	- 6.3%	--	--	--
Months Supply of Inventory	5.2	7.0	+ 34.6%	--	--	--

* 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		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Key Metrics						
New Listings	10	9	- 10.0%	86	57	- 33.7%
Sold Listings	7	8	+ 14.3%	55	26	- 52.7%
Median Sales Price*	\$485,000	\$372,500	- 23.2%	\$335,000	\$346,000	+ 3.3%
Average Sales Price*	\$490,000	\$387,250	- 21.0%	\$364,500	\$369,731	+ 1.4%
Percent of List Price Received*	99.1%	97.8%	- 1.3%	98.3%	97.7%	- 0.6%
Days on Market Until Sale	56	67	+ 19.6%	64	100	+ 56.3%
Inventory of Homes for Sale	32	19	- 40.6%	--	--	--
Months Supply of Inventory	3.9	4.1	+ 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

