

Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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Your Agent is a REALTOR®

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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.

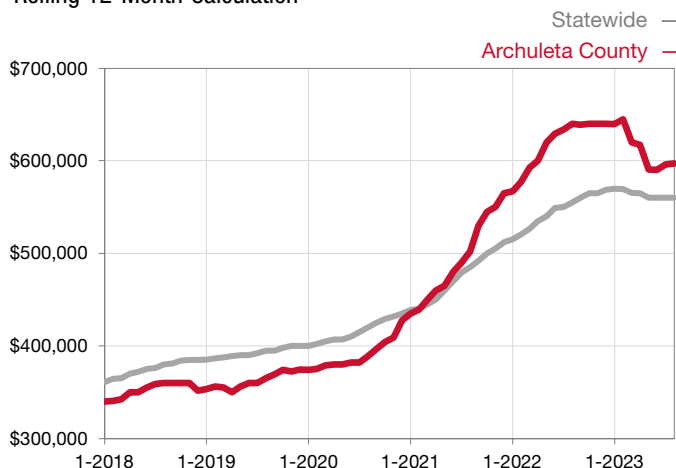
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	31	43	+ 38.7%	386	348	- 9.8%
Sold Listings	31	39	+ 25.8%	216	183	- 15.3%
Median Sales Price*	\$704,087	\$651,500	- 7.5%	\$652,500	\$600,000	- 8.0%
Average Sales Price*	\$842,332	\$803,415	- 4.6%	\$825,462	\$757,019	- 8.3%
Percent of List Price Received*	96.9%	96.6%	- 0.3%	98.6%	96.9%	- 1.7%
Days on Market Until Sale	72	105	+ 45.8%	80	103	+ 28.8%
Inventory of Homes for Sale	153	149	- 2.6%	--	--	--
Months Supply of Inventory	4.9	6.3	+ 28.6%	--	--	--

* 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	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	12	12	0.0%	98	68	- 30.6%
Sold Listings	8	12	+ 50.0%	63	38	- 39.7%
Median Sales Price*	\$418,750	\$351,000	- 16.2%	\$365,000	\$351,000	- 3.8%
Average Sales Price*	\$452,063	\$380,417	- 15.8%	\$375,619	\$373,105	- 0.7%
Percent of List Price Received*	97.7%	97.2%	- 0.5%	98.2%	97.5%	- 0.7%
Days on Market Until Sale	63	69	+ 9.5%	64	90	+ 40.6%
Inventory of Homes for Sale	27	21	- 22.2%	--	--	--
Months Supply of Inventory	3.5	4.3	+ 22.9%	--	--	--

* 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

