

Local Market Update for September 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.

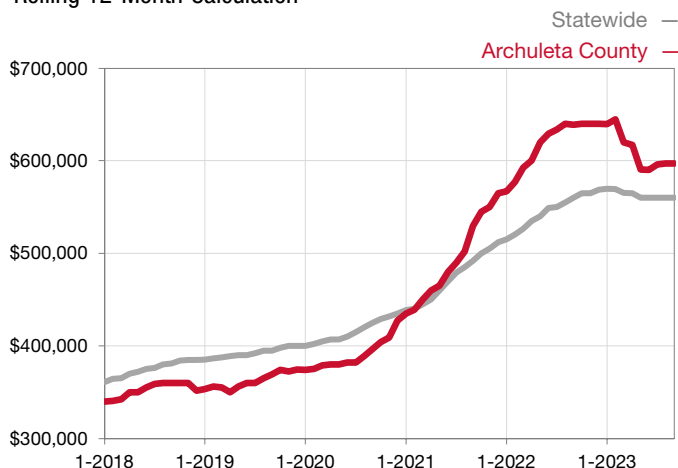
Single Family	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
New Listings	28	45	+ 60.7%	414	393	- 5.1%
Sold Listings	35	44	+ 25.7%	251	228	- 9.2%
Median Sales Price*	\$557,750	\$585,000	+ 4.9%	\$649,000	\$592,500	- 8.7%
Average Sales Price*	\$684,793	\$793,113	+ 15.8%	\$805,847	\$760,787	- 5.6%
Percent of List Price Received*	96.3%	96.2%	- 0.1%	98.3%	96.8%	- 1.5%
Days on Market Until Sale	89	85	- 4.5%	81	100	+ 23.5%
Inventory of Homes for Sale	146	155	+ 6.2%	--	--	--
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	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
New Listings	2	5	+ 150.0%	100	73	- 27.0%
Sold Listings	11	8	- 27.3%	74	46	- 37.8%
Median Sales Price*	\$348,935	\$389,500	+ 11.6%	\$354,925	\$368,500	+ 3.8%
Average Sales Price*	\$359,035	\$391,225	+ 9.0%	\$373,154	\$376,257	+ 0.8%
Percent of List Price Received*	95.8%	98.2%	+ 2.5%	97.9%	97.6%	- 0.3%
Days on Market Until Sale	90	74	- 17.8%	68	87	+ 27.9%
Inventory of Homes for Sale	19	22	+ 15.8%	--	--	--
Months Supply of Inventory	2.4	4.7	+ 95.8%	--	--	--

* 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

