

Local Market Update for October 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.

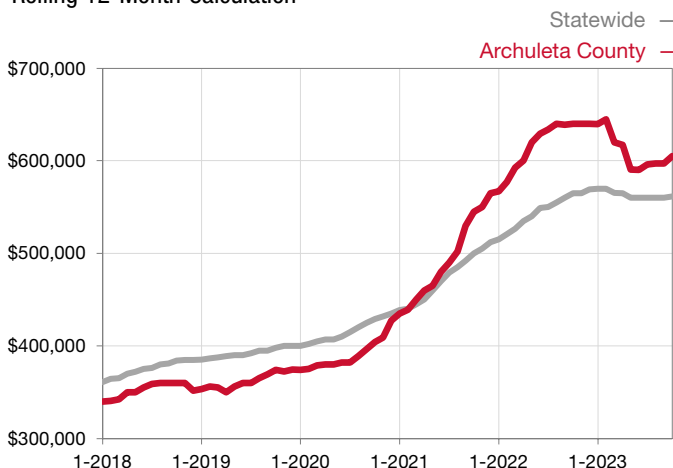
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Key Metrics						
New Listings	34	36	+ 5.9%	448	430	- 4.0%
Sold Listings	29	42	+ 44.8%	280	270	- 3.6%
Median Sales Price*	\$590,500	\$657,500	+ 11.3%	\$640,000	\$600,000	- 6.3%
Average Sales Price*	\$721,579	\$781,236	+ 8.3%	\$797,119	\$763,968	- 4.2%
Percent of List Price Received*	96.0%	96.5%	+ 0.5%	98.0%	96.7%	- 1.3%
Days on Market Until Sale	87	69	- 20.7%	82	95	+ 15.9%
Inventory of Homes for Sale	133	152	+ 14.3%	--	--	--
Months Supply of Inventory	4.6	5.9	+ 28.3%	--	--	--

* 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	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Key Metrics						
New Listings	3	7	+ 133.3%	103	80	- 22.3%
Sold Listings	4	5	+ 25.0%	78	51	- 34.6%
Median Sales Price*	\$482,500	\$285,000	- 40.9%	\$354,975	\$365,000	+ 2.8%
Average Sales Price*	\$471,250	\$305,400	- 35.2%	\$378,184	\$369,310	- 2.3%
Percent of List Price Received*	95.4%	97.5%	+ 2.2%	97.7%	97.6%	- 0.1%
Days on Market Until Sale	85	169	+ 98.8%	69	95	+ 37.7%
Inventory of Homes for Sale	18	26	+ 44.4%	--	--	--
Months Supply of Inventory	2.5	5.5	+ 120.0%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

