

Local Market Update for November 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.

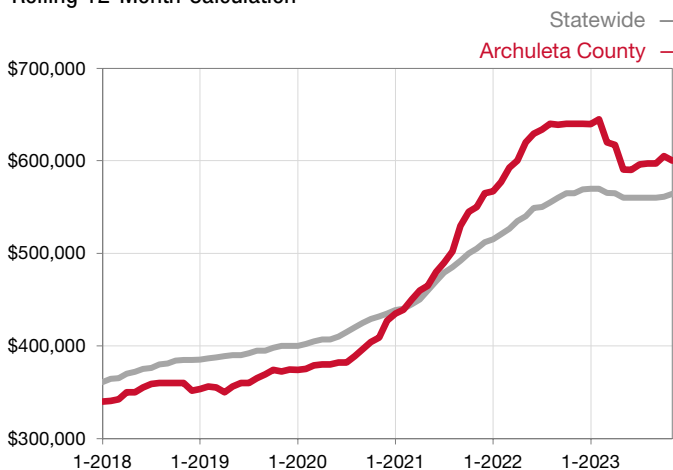
Single Family	November			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
Key Metrics						
New Listings	24	19	- 20.8%	472	449	- 4.9%
Sold Listings	25	19	- 24.0%	305	289	- 5.2%
Median Sales Price*	\$620,000	\$567,000	- 8.5%	\$640,000	\$600,000	- 6.3%
Average Sales Price*	\$761,436	\$679,251	- 10.8%	\$794,194	\$758,398	- 4.5%
Percent of List Price Received*	93.8%	95.4%	+ 1.7%	97.7%	96.7%	- 1.0%
Days on Market Until Sale	114	107	- 6.1%	85	96	+ 12.9%
Inventory of Homes for Sale	124	135	+ 8.9%	--	--	--
Months Supply of Inventory	4.4	5.3	+ 20.5%	--	--	--

* 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	November			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
Key Metrics						
New Listings	0	3	--	103	83	- 19.4%
Sold Listings	4	2	- 50.0%	82	53	- 35.4%
Median Sales Price*	\$545,000	\$371,250	- 31.9%	\$360,000	\$365,000	+ 1.4%
Average Sales Price*	\$527,125	\$371,250	- 29.6%	\$385,450	\$369,383	- 4.2%
Percent of List Price Received*	98.0%	100.6%	+ 2.7%	97.8%	97.7%	- 0.1%
Days on Market Until Sale	160	293	+ 83.1%	73	103	+ 41.1%
Inventory of Homes for Sale	12	23	+ 91.7%	--	--	--
Months Supply of Inventory	1.7	5.0	+ 194.1%	--	--	--

* 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

