

Local Market Update for December 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.

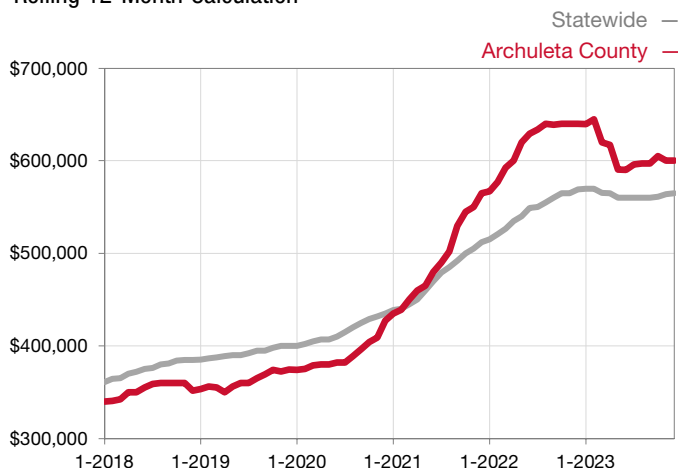
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	8	5	- 37.5%	480	454	- 5.4%
Sold Listings	14	16	+ 14.3%	319	305	- 4.4%
Median Sales Price*	\$702,500	\$662,500	- 5.7%	\$640,000	\$600,000	- 6.3%
Average Sales Price*	\$758,143	\$875,906	+ 15.5%	\$792,612	\$764,563	- 3.5%
Percent of List Price Received*	95.5%	93.4%	- 2.2%	97.6%	96.5%	- 1.1%
Days on Market Until Sale	116	149	+ 28.4%	86	98	+ 14.0%
Inventory of Homes for Sale	98	113	+ 15.3%	--	--	--
Months Supply of Inventory	3.7	4.4	+ 18.9%	--	--	--

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

Townhouse/Condo	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	0	5	--	103	88	- 14.6%
Sold Listings	2	3	+ 50.0%	84	56	- 33.3%
Median Sales Price*	\$381,250	\$300,000	- 21.3%	\$360,000	\$362,500	+ 0.7%
Average Sales Price*	\$381,250	\$299,333	- 21.5%	\$385,350	\$365,630	- 5.1%
Percent of List Price Received*	97.2%	93.0%	- 4.3%	97.7%	97.5%	- 0.2%
Days on Market Until Sale	179	120	- 33.0%	76	104	+ 36.8%
Inventory of Homes for Sale	9	22	+ 144.4%	--	--	--
Months Supply of Inventory	1.3	4.7	+ 261.5%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

