

Local Market Update for January 2024

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.

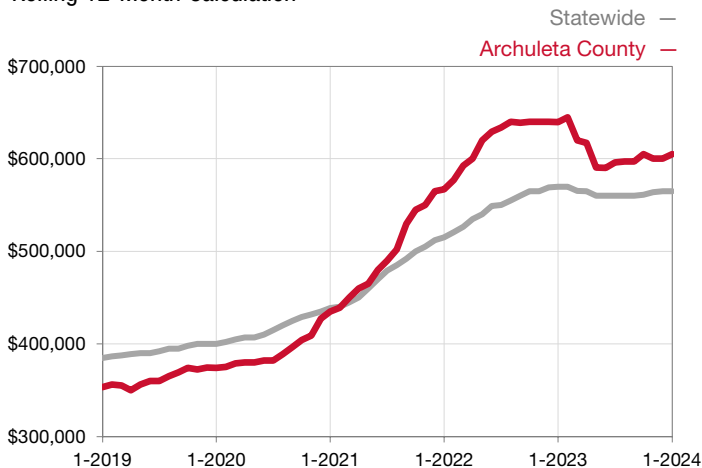
Single Family	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Key Metrics						
New Listings	9	15	+ 66.7%	9	15	+ 66.7%
Sold Listings	20	18	- 10.0%	20	18	- 10.0%
Median Sales Price*	\$520,000	\$577,500	+ 11.1%	\$520,000	\$577,500	+ 11.1%
Average Sales Price*	\$713,511	\$701,433	- 1.7%	\$713,511	\$701,433	- 1.7%
Percent of List Price Received*	95.5%	94.2%	- 1.4%	95.5%	94.2%	- 1.4%
Days on Market Until Sale	126	141	+ 11.9%	126	141	+ 11.9%
Inventory of Homes for Sale	78	92	+ 17.9%	--	--	--
Months Supply of Inventory	2.9	3.6	+ 24.1%	--	--	--

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

Townhouse/Condo	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Key Metrics						
New Listings	4	4	0.0%	4	4	0.0%
Sold Listings	1	3	+ 200.0%	1	3	+ 200.0%
Median Sales Price*	\$551,000	\$353,000	- 35.9%	\$551,000	\$353,000	- 35.9%
Average Sales Price*	\$551,000	\$402,500	- 27.0%	\$551,000	\$402,500	- 27.0%
Percent of List Price Received*	94.2%	97.6%	+ 3.6%	94.2%	97.6%	+ 3.6%
Days on Market Until Sale	81	191	+ 135.8%	81	191	+ 135.8%
Inventory of Homes for Sale	8	24	+ 200.0%	--	--	--
Months Supply of Inventory	1.2	5.0	+ 316.7%	--	--	--

* 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

