

Local Market Update for February 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.

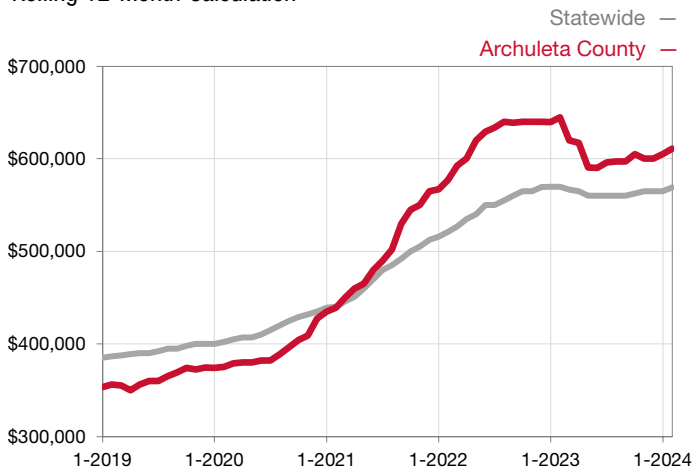
Single Family	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Key Metrics						
New Listings	14	28	+ 100.0%	23	43	+ 87.0%
Sold Listings	7	12	+ 71.4%	27	30	+ 11.1%
Median Sales Price*	\$590,000	\$643,500	+ 9.1%	\$520,000	\$590,000	+ 13.5%
Average Sales Price*	\$681,286	\$772,192	+ 13.3%	\$705,157	\$729,737	+ 3.5%
Percent of List Price Received*	95.3%	95.0%	- 0.3%	95.5%	94.5%	- 1.0%
Days on Market Until Sale	117	215	+ 83.8%	123	171	+ 39.0%
Inventory of Homes for Sale	71	103	+ 45.1%	--	--	--
Months Supply of Inventory	2.8	4.0	+ 42.9%	--	--	--

* 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	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Key Metrics						
New Listings	3	7	+ 133.3%	7	11	+ 57.1%
Sold Listings	2	3	+ 50.0%	3	6	+ 100.0%
Median Sales Price*	\$342,250	\$370,000	+ 8.1%	\$365,000	\$367,500	+ 0.7%
Average Sales Price*	\$342,250	\$401,633	+ 17.4%	\$411,833	\$402,067	- 2.4%
Percent of List Price Received*	98.7%	97.4%	- 1.3%	97.2%	97.5%	+ 0.3%
Days on Market Until Sale	126	119	- 5.6%	111	155	+ 39.6%
Inventory of Homes for Sale	9	23	+ 155.6%	--	--	--
Months Supply of Inventory	1.5	4.7	+ 213.3%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

