

Local Market Update for March 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.

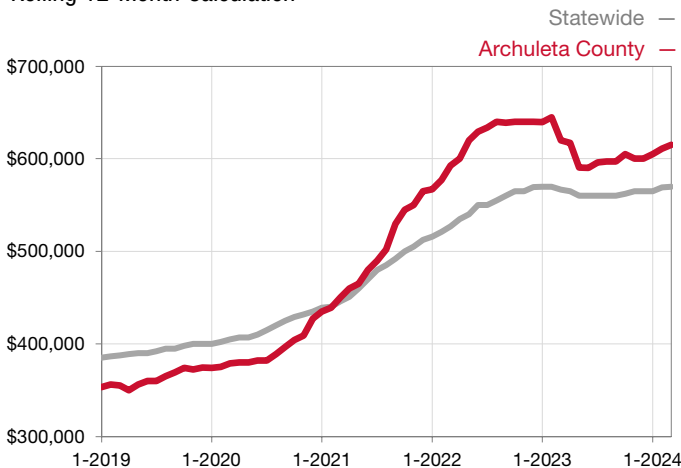
Single Family	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Key Metrics						
New Listings	33	42	+ 27.3%	56	87	+ 55.4%
Sold Listings	16	12	- 25.0%	43	42	- 2.3%
Median Sales Price*	\$569,000	\$760,000	+ 33.6%	\$550,000	\$597,500	+ 8.6%
Average Sales Price*	\$625,750	\$1,005,694	+ 60.7%	\$675,610	\$808,582	+ 19.7%
Percent of List Price Received*	97.1%	96.0%	- 1.1%	96.1%	95.0%	- 1.1%
Days on Market Until Sale	165	111	- 32.7%	139	154	+ 10.8%
Inventory of Homes for Sale	74	118	+ 59.5%	--	--	--
Months Supply of Inventory	3.0	4.7	+ 56.7%	--	--	--

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

Townhouse/Condo	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Key Metrics						
New Listings	9	9	0.0%	16	19	+ 18.8%
Sold Listings	3	3	0.0%	6	9	+ 50.0%
Median Sales Price*	\$490,000	\$314,680	- 35.8%	\$462,500	\$365,000	- 21.1%
Average Sales Price*	\$490,000	\$355,727	- 27.4%	\$450,917	\$386,620	- 14.3%
Percent of List Price Received*	98.7%	97.9%	- 0.8%	98.0%	97.6%	- 0.4%
Days on Market Until Sale	168	152	- 9.5%	140	154	+ 10.0%
Inventory of Homes for Sale	15	23	+ 53.3%	--	--	--
Months Supply of Inventory	2.7	4.7	+ 74.1%	--	--	--

* 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

