

Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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Your Agent is a REALTOR®

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Archuleta County

Contact the Pagosa Springs Area Association of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

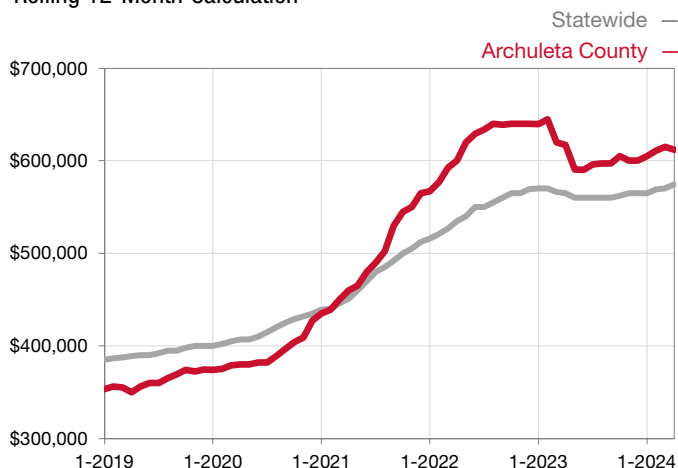
Single Family	April			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	37	38	+ 2.7%	93	127	+ 36.6%
Sold Listings	23	16	- 30.4%	66	58	- 12.1%
Median Sales Price*	\$622,500	\$587,500	- 5.6%	\$569,000	\$597,500	+ 5.0%
Average Sales Price*	\$640,787	\$749,939	+ 17.0%	\$663,475	\$792,404	+ 19.4%
Percent of List Price Received*	95.8%	96.7%	+ 0.9%	96.0%	95.4%	- 0.6%
Days on Market Until Sale	108	111	+ 2.8%	128	142	+ 10.9%
Inventory of Homes for Sale	91	128	+ 40.7%	--	--	--
Months Supply of Inventory	3.7	5.2	+ 40.5%	--	--	--

* 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	April			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	4	9	+ 125.0%	20	28	+ 40.0%
Sold Listings	2	7	+ 250.0%	8	16	+ 100.0%
Median Sales Price*	\$222,500	\$389,000	+ 74.8%	\$400,000	\$367,500	- 8.1%
Average Sales Price*	\$222,500	\$418,321	+ 88.0%	\$393,813	\$400,489	+ 1.7%
Percent of List Price Received*	98.4%	97.0%	- 1.4%	98.1%	97.3%	- 0.8%
Days on Market Until Sale	19	144	+ 657.9%	109	149	+ 36.7%
Inventory of Homes for Sale	11	27	+ 145.5%	--	--	--
Months Supply of Inventory	2.1	5.1	+ 142.9%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

