

Local Market Update for May 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.

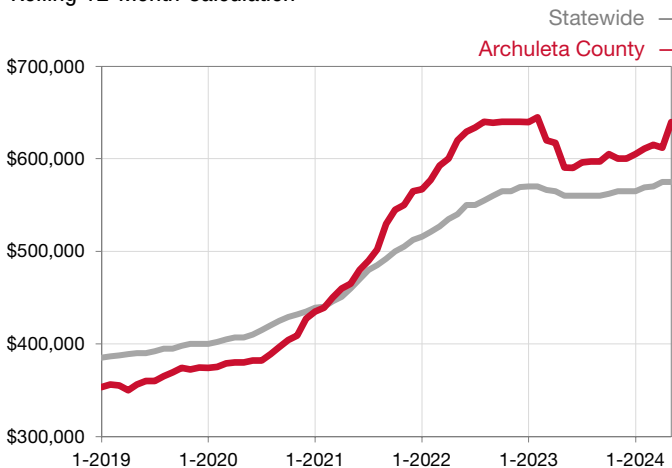
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
New Listings	72	73	+ 1.4%	165	201	+ 21.8%
Sold Listings	18	31	+ 72.2%	84	89	+ 6.0%
Median Sales Price*	\$495,000	\$705,000	+ 42.4%	\$552,500	\$650,000	+ 17.6%
Average Sales Price*	\$566,711	\$839,784	+ 48.2%	\$642,740	\$808,907	+ 25.9%
Percent of List Price Received*	97.0%	97.4%	+ 0.4%	96.2%	96.1%	- 0.1%
Days on Market Until Sale	85	154	+ 81.2%	119	146	+ 22.7%
Inventory of Homes for Sale	125	161	+ 28.8%	--	--	--
Months Supply of Inventory	5.3	6.2	+ 17.0%	--	--	--

* 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	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
New Listings	15	21	+ 40.0%	35	49	+ 40.0%
Sold Listings	7	5	- 28.6%	15	21	+ 40.0%
Median Sales Price*	\$276,000	\$275,000	- 0.4%	\$365,000	\$353,000	- 3.3%
Average Sales Price*	\$355,929	\$271,560	- 23.7%	\$376,133	\$369,792	- 1.7%
Percent of List Price Received*	97.0%	96.2%	- 0.8%	97.6%	97.1%	- 0.5%
Days on Market Until Sale	144	72	- 50.0%	126	131	+ 4.0%
Inventory of Homes for Sale	22	42	+ 90.9%	--	--	--
Months Supply of Inventory	4.4	8.1	+ 84.1%	--	--	--

* 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

