

# Local Market Update for June 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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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.

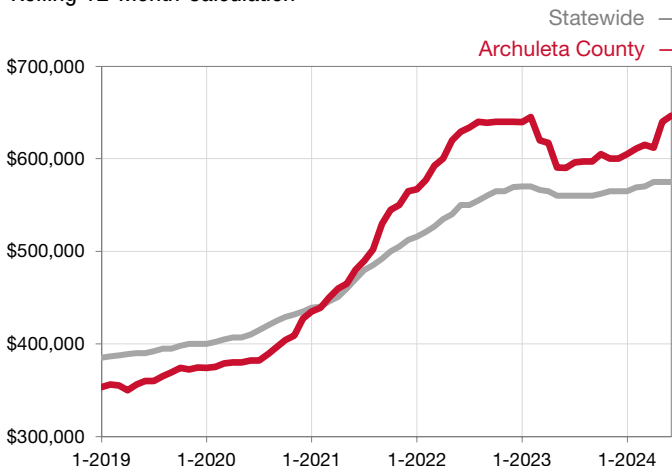
Single Family	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	76	<b>64</b>	- 15.8%	241	<b>266</b>	+ 10.4%
Sold Listings	29	<b>22</b>	- 24.1%	113	<b>112</b>	- 0.9%
Median Sales Price*	\$660,000	<b>\$755,000</b>	+ 14.4%	\$563,000	<b>\$673,750</b>	+ 19.7%
Average Sales Price*	\$765,436	<b>\$1,019,559</b>	+ 33.2%	\$674,228	<b>\$849,045</b>	+ 25.9%
Percent of List Price Received*	98.9%	<b>98.6%</b>	- 0.3%	96.9%	<b>96.6%</b>	- 0.3%
Days on Market Until Sale	60	<b>82</b>	+ 36.7%	104	<b>132</b>	+ 26.9%
Inventory of Homes for Sale	152	<b>192</b>	+ 26.3%	--	--	--
Months Supply of Inventory	6.6	<b>7.6</b>	+ 15.2%	--	--	--

\* 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	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	12	<b>11</b>	- 8.3%	47	<b>61</b>	+ 29.8%
Sold Listings	3	<b>7</b>	+ 133.3%	18	<b>29</b>	+ 61.1%
Median Sales Price*	\$287,000	<b>\$389,995</b>	+ 35.9%	\$323,250	<b>\$364,250</b>	+ 12.7%
Average Sales Price*	\$291,000	<b>\$419,542</b>	+ 44.2%	\$361,944	<b>\$385,428</b>	+ 6.5%
Percent of List Price Received*	97.7%	<b>97.6%</b>	- 0.1%	97.6%	<b>97.2%</b>	- 0.4%
Days on Market Until Sale	58	<b>84</b>	+ 44.8%	114	<b>117</b>	+ 2.6%
Inventory of Homes for Sale	24	<b>47</b>	+ 95.8%	--	--	--
Months Supply of Inventory	5.3	<b>8.4</b>	+ 58.5%	--	--	--

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

