

Local Market Update for July 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.

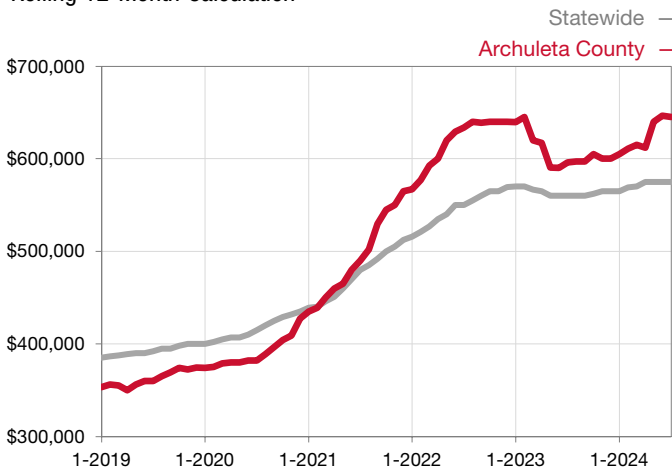
Single Family	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Key Metrics						
New Listings	62	50	- 19.4%	303	317	+ 4.6%
Sold Listings	31	27	- 12.9%	144	139	- 3.5%
Median Sales Price*	\$719,000	\$675,000	- 6.1%	\$587,000	\$675,000	+ 15.0%
Average Sales Price*	\$1,001,932	\$753,511	- 24.8%	\$744,776	\$830,488	+ 11.5%
Percent of List Price Received*	97.3%	97.4%	+ 0.1%	97.0%	96.8%	- 0.2%
Days on Market Until Sale	99	115	+ 16.2%	103	129	+ 25.2%
Inventory of Homes for Sale	167	185	+ 10.8%	--	--	--
Months Supply of Inventory	7.2	7.4	+ 2.8%	--	--	--

* 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	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Key Metrics						
New Listings	9	14	+ 55.6%	56	75	+ 33.9%
Sold Listings	8	7	- 12.5%	26	36	+ 38.5%
Median Sales Price*	\$372,500	\$375,000	+ 0.7%	\$346,000	\$364,625	+ 5.4%
Average Sales Price*	\$387,250	\$415,643	+ 7.3%	\$369,731	\$391,303	+ 5.8%
Percent of List Price Received*	97.8%	98.0%	+ 0.2%	97.7%	97.3%	- 0.4%
Days on Market Until Sale	67	113	+ 68.7%	100	116	+ 16.0%
Inventory of Homes for Sale	20	49	+ 145.0%	--	--	--
Months Supply of Inventory	4.4	8.9	+ 102.3%	--	--	--

* 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

