

Local Market Update for August 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.

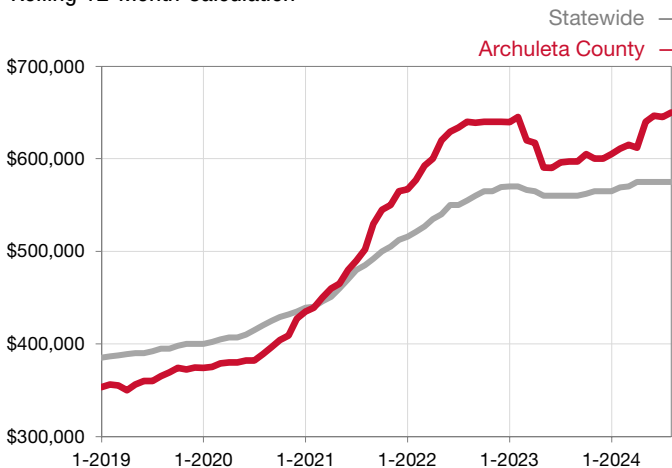
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	44	49	+ 11.4%	347	368	+ 6.1%
Sold Listings	40	37	- 7.5%	184	176	- 4.3%
Median Sales Price*	\$622,500	\$800,000	+ 28.5%	\$599,500	\$675,000	+ 12.6%
Average Sales Price*	\$782,870	\$888,804	+ 13.5%	\$753,057	\$842,748	+ 11.9%
Percent of List Price Received*	96.7%	96.6%	- 0.1%	96.9%	96.7%	- 0.2%
Days on Market Until Sale	103	136	+ 32.0%	103	130	+ 26.2%
Inventory of Homes for Sale	152	184	+ 21.1%	--	--	--
Months Supply of Inventory	6.4	7.4	+ 15.6%	--	--	--

* 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	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	12	11	- 8.3%	68	86	+ 26.5%
Sold Listings	12	6	- 50.0%	38	42	+ 10.5%
Median Sales Price*	\$351,000	\$534,700	+ 52.3%	\$351,000	\$370,000	+ 5.4%
Average Sales Price*	\$380,417	\$473,900	+ 24.6%	\$373,105	\$403,103	+ 8.0%
Percent of List Price Received*	97.2%	96.0%	- 1.2%	97.5%	97.1%	- 0.4%
Days on Market Until Sale	69	78	+ 13.0%	90	111	+ 23.3%
Inventory of Homes for Sale	22	45	+ 104.5%	--	--	--
Months Supply of Inventory	4.5	9.0	+ 100.0%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

