

Local Market Update for September 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.

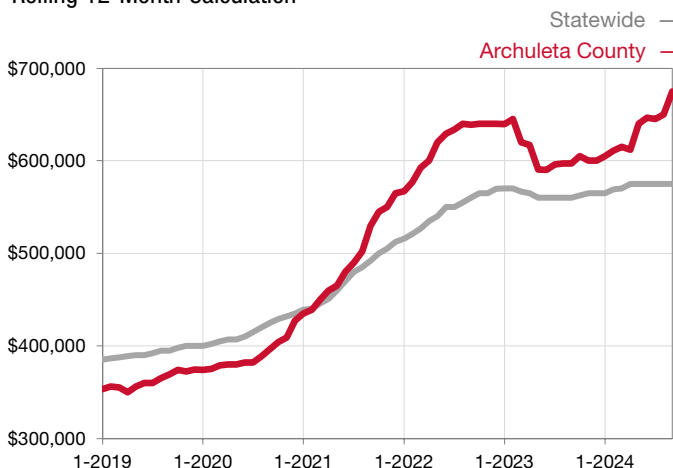
Single Family	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
Key Metrics						
New Listings	45	31	- 31.1%	392	404	+ 3.1%
Sold Listings	44	41	- 6.8%	228	217	- 4.8%
Median Sales Price*	\$585,000	\$745,000	+ 27.4%	\$592,500	\$690,000	+ 16.5%
Average Sales Price*	\$793,113	\$1,037,206	+ 30.8%	\$760,787	\$879,489	+ 15.6%
Percent of List Price Received*	96.2%	96.6%	+ 0.4%	96.8%	96.7%	- 0.1%
Days on Market Until Sale	85	115	+ 35.3%	100	127	+ 27.0%
Inventory of Homes for Sale	161	176	+ 9.3%	--	--	--
Months Supply of Inventory	6.5	7.2	+ 10.8%	--	--	--

* 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	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
Key Metrics						
New Listings	5	8	+ 60.0%	73	94	+ 28.8%
Sold Listings	8	9	+ 12.5%	46	51	+ 10.9%
Median Sales Price*	\$389,500	\$490,000	+ 25.8%	\$368,500	\$389,000	+ 5.6%
Average Sales Price*	\$391,225	\$475,767	+ 21.6%	\$376,257	\$415,926	+ 10.5%
Percent of List Price Received*	98.2%	97.4%	- 0.8%	97.6%	97.2%	- 0.4%
Days on Market Until Sale	74	103	+ 39.2%	87	110	+ 26.4%
Inventory of Homes for Sale	22	47	+ 113.6%	--	--	--
Months Supply of Inventory	4.7	9.2	+ 95.7%	--	--	--

* 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

