

Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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Your Agent is a REALTOR®

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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.

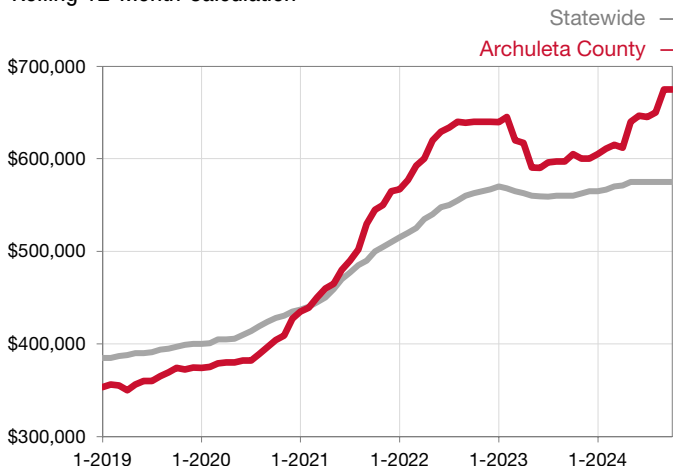
Single Family	October			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	37	23	- 37.8%	429	428	- 0.2%
Sold Listings	42	44	+ 4.8%	270	260	- 3.7%
Median Sales Price*	\$657,500	\$720,000	+ 9.5%	\$600,000	\$694,014	+ 15.7%
Average Sales Price*	\$781,236	\$927,719	+ 18.8%	\$763,968	\$889,987	+ 16.5%
Percent of List Price Received*	96.5%	97.8%	+ 1.3%	96.7%	96.9%	+ 0.2%
Days on Market Until Sale	69	113	+ 63.8%	95	125	+ 31.6%
Inventory of Homes for Sale	157	159	+ 1.3%	--	--	--
Months Supply of Inventory	6.1	6.5	+ 6.6%	--	--	--

* 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	October			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	7	7	0.0%	80	102	+ 27.5%
Sold Listings	5	6	+ 20.0%	51	58	+ 13.7%
Median Sales Price*	\$285,000	\$442,500	+ 55.3%	\$365,000	\$387,000	+ 6.0%
Average Sales Price*	\$305,400	\$463,100	+ 51.6%	\$369,310	\$418,325	+ 13.3%
Percent of List Price Received*	97.5%	98.3%	+ 0.8%	97.6%	97.4%	- 0.2%
Days on Market Until Sale	169	102	- 39.6%	95	107	+ 12.6%
Inventory of Homes for Sale	26	41	+ 57.7%	--	--	--
Months Supply of Inventory	5.5	7.8	+ 41.8%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

