

Local Market Update for November 2024

A Research Tool Provided by the Colorado Association of REALTORS®

Archuleta County

Contact the Pagosa Springs Area Association of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

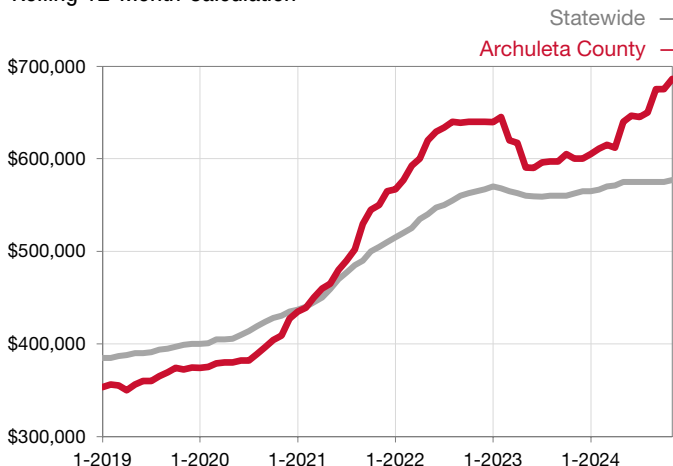
Single Family	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
Key Metrics						
New Listings	19	29	+ 52.6%	448	458	+ 2.2%
Sold Listings	19	17	- 10.5%	289	278	- 3.8%
Median Sales Price*	\$567,000	\$675,000	+ 19.0%	\$600,000	\$690,000	+ 15.0%
Average Sales Price*	\$679,251	\$758,588	+ 11.7%	\$758,398	\$879,614	+ 16.0%
Percent of List Price Received*	95.4%	93.8%	- 1.7%	96.7%	96.7%	0.0%
Days on Market Until Sale	107	136	+ 27.1%	96	126	+ 31.3%
Inventory of Homes for Sale	140	143	+ 2.1%	--	--	--
Months Supply of Inventory	5.5	5.8	+ 5.5%	--	--	--

* 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	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
Key Metrics						
New Listings	3	6	+ 100.0%	83	108	+ 30.1%
Sold Listings	2	3	+ 50.0%	53	61	+ 15.1%
Median Sales Price*	\$371,250	\$529,900	+ 42.7%	\$365,000	\$389,000	+ 6.6%
Average Sales Price*	\$371,250	\$454,967	+ 22.6%	\$369,383	\$420,127	+ 13.7%
Percent of List Price Received*	100.6%	96.7%	- 3.9%	97.7%	97.3%	- 0.4%
Days on Market Until Sale	293	147	- 49.8%	103	109	+ 5.8%
Inventory of Homes for Sale	24	31	+ 29.2%	--	--	--
Months Supply of Inventory	5.2	5.8	+ 11.5%	--	--	--

* 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

