

Local Market Update for December 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.

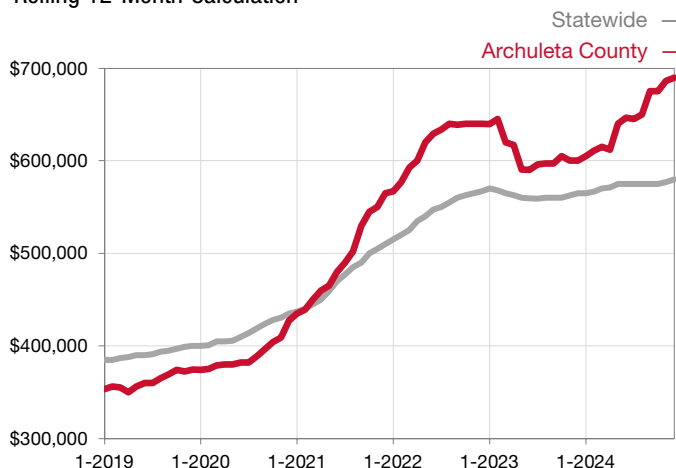
Single Family	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	4	32	+ 700.0%	452	490	+ 8.4%
Sold Listings	16	13	- 18.8%	305	291	- 4.6%
Median Sales Price*	\$662,500	\$739,900	+ 11.7%	\$600,000	\$690,000	+ 15.0%
Average Sales Price*	\$875,906	\$791,123	- 9.7%	\$764,563	\$875,661	+ 14.5%
Percent of List Price Received*	93.4%	97.1%	+ 4.0%	96.5%	96.7%	+ 0.2%
Days on Market Until Sale	149	144	- 3.4%	98	127	+ 29.6%
Inventory of Homes for Sale	123	136	+ 10.6%	--	--	--
Months Supply of Inventory	4.8	5.6	+ 16.7%	--	--	--

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

Townhouse/Condo	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	5	10	+ 100.0%	88	118	+ 34.1%
Sold Listings	3	7	+ 133.3%	56	68	+ 21.4%
Median Sales Price*	\$300,000	\$335,000	+ 11.7%	\$362,500	\$383,750	+ 5.9%
Average Sales Price*	\$299,333	\$363,486	+ 21.4%	\$365,630	\$414,296	+ 13.3%
Percent of List Price Received*	93.0%	97.5%	+ 4.8%	97.5%	97.4%	- 0.1%
Days on Market Until Sale	120	131	+ 9.2%	104	112	+ 7.7%
Inventory of Homes for Sale	24	33	+ 37.5%	--	--	--
Months Supply of Inventory	5.1	5.8	+ 13.7%	--	--	--

* 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

