

Local Market Update for January 2025

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.

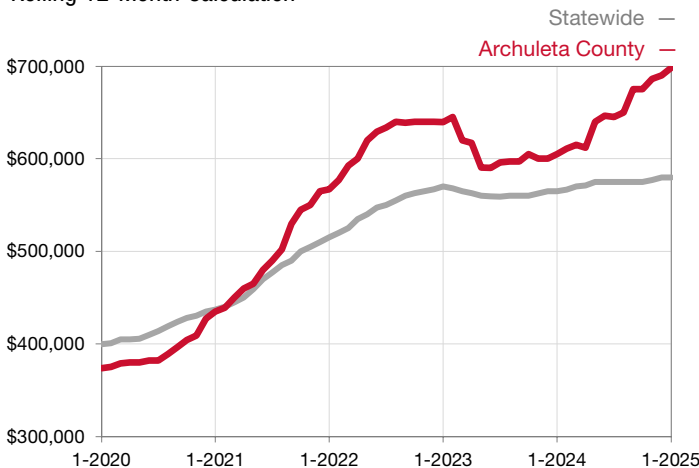
Single Family	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Key Metrics						
New Listings	15	19	+ 26.7%	15	19	+ 26.7%
Sold Listings	18	10	- 44.4%	18	10	- 44.4%
Median Sales Price*	\$577,500	\$576,950	- 0.1%	\$577,500	\$576,950	- 0.1%
Average Sales Price*	\$701,433	\$665,690	- 5.1%	\$701,433	\$665,690	- 5.1%
Percent of List Price Received*	94.2%	93.7%	- 0.5%	94.2%	93.7%	- 0.5%
Days on Market Until Sale	141	138	- 2.1%	141	138	- 2.1%
Inventory of Homes for Sale	102	103	+ 1.0%	--	--	--
Months Supply of Inventory	4.0	4.4	+ 10.0%	--	--	--

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

Townhouse/Condo	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Key Metrics						
New Listings	4	5	+ 25.0%	4	5	+ 25.0%
Sold Listings	3	4	+ 33.3%	3	4	+ 33.3%
Median Sales Price*	\$353,000	\$380,000	+ 7.6%	\$353,000	\$380,000	+ 7.6%
Average Sales Price*	\$402,500	\$383,750	- 4.7%	\$402,500	\$383,750	- 4.7%
Percent of List Price Received*	97.6%	92.4%	- 5.3%	97.6%	92.4%	- 5.3%
Days on Market Until Sale	191	143	- 25.1%	191	143	- 25.1%
Inventory of Homes for Sale	24	29	+ 20.8%	--	--	--
Months Supply of Inventory	5.0	5.0	0.0%	--	--	--

* 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

