

# Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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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.

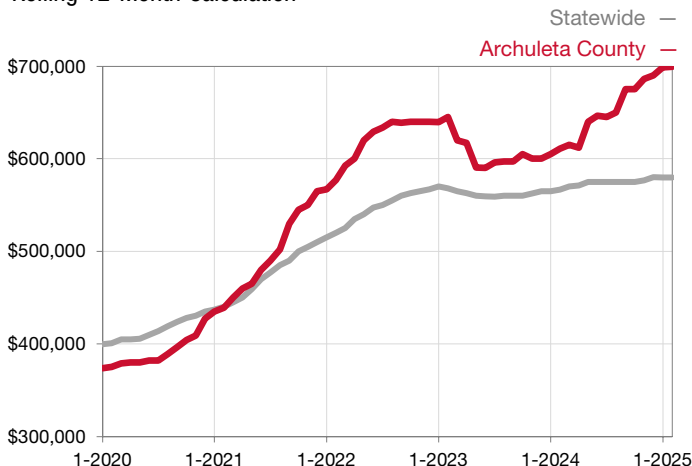
Single Family	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	31	33	+ 6.5%	46	52	+ 13.0%
Sold Listings	12	20	+ 66.7%	30	30	0.0%
Median Sales Price*	\$643,500	\$675,000	+ 4.9%	\$590,000	\$644,000	+ 9.2%
Average Sales Price*	\$772,192	\$984,225	+ 27.5%	\$729,737	\$878,046	+ 20.3%
Percent of List Price Received*	95.0%	97.2%	+ 2.3%	94.5%	96.1%	+ 1.7%
Days on Market Until Sale	215	110	- 48.8%	171	119	- 30.4%
Inventory of Homes for Sale	119	113	- 5.0%	--	--	--
Months Supply of Inventory	4.6	4.6	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.

Townhouse/Condo	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	6	11	+ 83.3%	10	16	+ 60.0%
Sold Listings	3	4	+ 33.3%	6	8	+ 33.3%
Median Sales Price*	\$370,000	\$363,600	- 1.7%	\$367,500	\$380,000	+ 3.4%
Average Sales Price*	\$401,633	\$376,800	- 6.2%	\$402,067	\$380,275	- 5.4%
Percent of List Price Received*	97.4%	95.1%	- 2.4%	97.5%	93.7%	- 3.9%
Days on Market Until Sale	119	252	+ 111.8%	155	197	+ 27.1%
Inventory of Homes for Sale	22	35	+ 59.1%	--	--	--
Months Supply of Inventory	4.5	6.0	+ 33.3%	--	--	--

\* 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

