

Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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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.

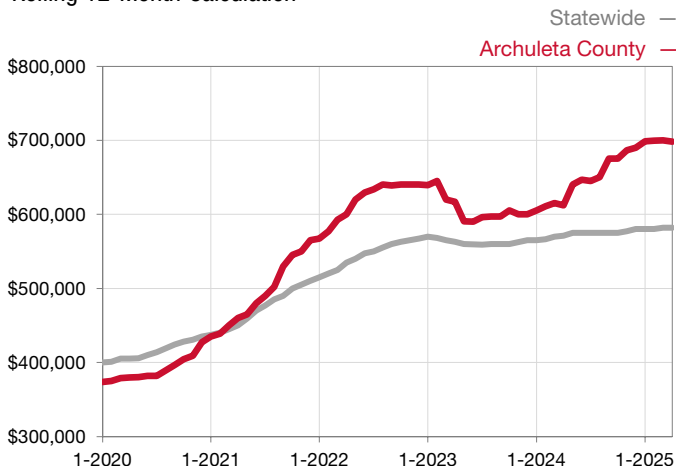
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	39	51	+ 30.8%	129	152	+ 17.8%
Sold Listings	16	22	+ 37.5%	58	73	+ 25.9%
Median Sales Price*	\$587,500	\$637,000	+ 8.4%	\$597,500	\$665,000	+ 11.3%
Average Sales Price*	\$749,939	\$748,995	- 0.1%	\$792,404	\$835,610	+ 5.5%
Percent of List Price Received*	96.7%	96.1%	- 0.6%	95.4%	96.3%	+ 0.9%
Days on Market Until Sale	111	127	+ 14.4%	142	133	- 6.3%
Inventory of Homes for Sale	135	162	+ 20.0%	--	--	--
Months Supply of Inventory	5.5	6.3	+ 14.5%	--	--	--

* 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	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	9	7	- 22.2%	29	43	+ 48.3%
Sold Listings	7	5	- 28.6%	16	20	+ 25.0%
Median Sales Price*	\$389,000	\$312,500	- 19.7%	\$367,500	\$337,500	- 8.2%
Average Sales Price*	\$418,321	\$338,900	- 19.0%	\$400,489	\$361,186	- 9.8%
Percent of List Price Received*	97.0%	97.4%	+ 0.4%	97.3%	96.4%	- 0.9%
Days on Market Until Sale	144	94	- 34.7%	149	133	- 10.7%
Inventory of Homes for Sale	28	38	+ 35.7%	--	--	--
Months Supply of Inventory	5.3	6.3	+ 18.9%	--	--	--

* 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

