

Local Market Update for February 2017

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.

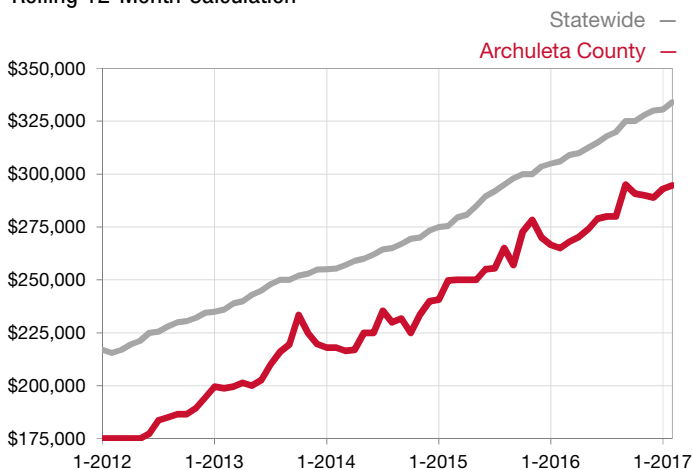
Single Family	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	30	38	+ 26.7%	58	61	+ 5.2%
Sold Listings	12	22	+ 83.3%	35	46	+ 31.4%
Median Sales Price*	\$269,500	\$331,600	+ 23.0%	\$240,000	\$302,500	+ 26.0%
Average Sales Price*	\$345,617	\$361,982	+ 4.7%	\$292,463	\$337,422	+ 15.4%
Percent of List Price Received*	95.9%	97.4%	+ 1.6%	95.3%	96.5%	+ 1.3%
Days on Market Until Sale	125	164	+ 31.2%	150	211	+ 40.7%
Inventory of Homes for Sale	210	166	- 21.0%	--	--	--
Months Supply of Inventory	7.6	5.2	- 31.6%	--	--	--

* 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		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	3	5	+ 66.7%	8	10	+ 25.0%
Sold Listings	3	8	+ 166.7%	5	13	+ 160.0%
Median Sales Price*	\$316,050	\$133,950	- 57.6%	\$160,000	\$158,500	- 0.9%
Average Sales Price*	\$267,683	\$163,550	- 38.9%	\$206,310	\$201,646	- 2.3%
Percent of List Price Received*	97.2%	97.7%	+ 0.5%	95.3%	97.7%	+ 2.5%
Days on Market Until Sale	150	120	- 20.0%	190	128	- 32.6%
Inventory of Homes for Sale	36	27	- 25.0%	--	--	--
Months Supply of Inventory	5.9	3.6	- 39.0%	--	--	--

* 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

