

Local Market Update for January 2017

A Research Tool Provided by the Colorado Association of REALTORS®

Archuleta County

Contact the Pagosa Springs Area Association of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

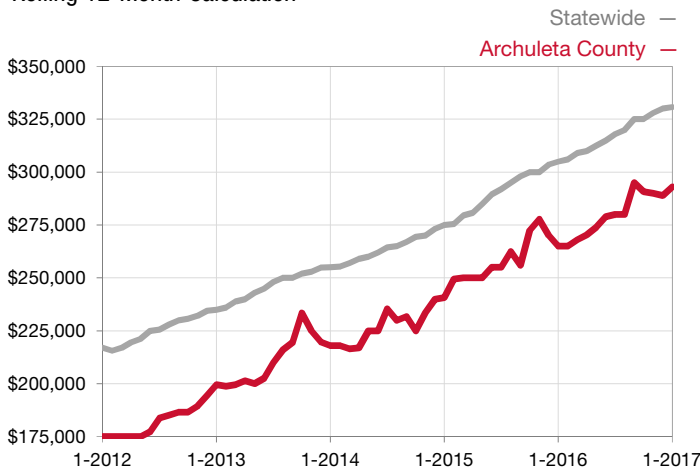
| Single Family | January | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2016 | 2017 | Percent Change from Previous Year | Thru 01-2016 | Thru 01-2017 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 28 | 23 | - 17.9% | 28 | 23 | - 17.9% |
| Sold Listings | 23 | 24 | + 4.3% | 23 | 24 | + 4.3% |
| Median Sales Price* | \$240,000 | \$273,000 | + 13.8% | \$240,000 | \$273,000 | + 13.8% |
| Average Sales Price* | \$264,730 | \$313,242 | + 18.3% | \$264,730 | \$313,242 | + 18.3% |
| Percent of List Price Received* | 95.0% | 95.6% | + 0.6% | 95.0% | 95.6% | + 0.6% |
| Days on Market Until Sale | 164 | 248 | + 51.2% | 164 | 248 | + 51.2% |
| Inventory of Homes for Sale | 218 | 159 | - 27.1% | -- | -- | -- |
| Months Supply of Inventory | 7.7 | 5.2 | - 32.5% | -- | -- | -- |

* 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 | January | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2016 | 2017 | Percent Change from Previous Year | Thru 01-2016 | Thru 01-2017 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 5 | 5 | 0.0% | 5 | 5 | 0.0% |
| Sold Listings | 2 | 5 | + 150.0% | 2 | 5 | + 150.0% |
| Median Sales Price* | \$114,250 | \$276,000 | + 141.6% | \$114,250 | \$276,000 | + 141.6% |
| Average Sales Price* | \$114,250 | \$262,600 | + 129.8% | \$114,250 | \$262,600 | + 129.8% |
| Percent of List Price Received* | 92.4% | 97.8% | + 5.8% | 92.4% | 97.8% | + 5.8% |
| Days on Market Until Sale | 231 | 140 | - 39.4% | 231 | 140 | - 39.4% |
| Inventory of Homes for Sale | 35 | 27 | - 22.9% | -- | -- | -- |
| Months Supply of Inventory | 5.9 | 3.8 | - 35.6% | -- | -- | -- |

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

