

# Local Market Update for February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



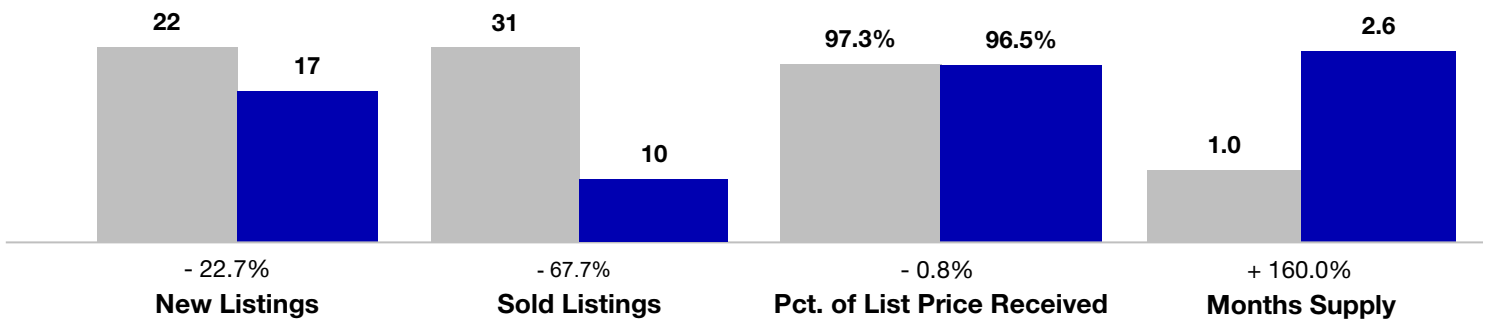
## Archuleta County

Key Metrics	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 2-2022	Thru 2-2023	Percent Change from Previous Year
New Listings	22	17	- 22.7%	54	31	- 42.6%
Sold Listings	31	10	- 67.7%	62	31	- 50.0%
Median Sales Price*	\$575,000	<b>\$470,000</b>	- 18.3%	\$462,000	<b>\$520,000</b>	+ 12.6%
Average Sales Price*	\$564,540	<b>\$577,840</b>	+ 2.4%	\$553,630	<b>\$664,504</b>	+ 20.0%
Percent of List Price Received*	97.3%	<b>96.5%</b>	- 0.8%	97.7%	<b>95.8%</b>	- 1.9%
Days on Market Until Sale	103	<b>117</b>	+ 13.6%	95	<b>121</b>	+ 27.4%
Cumulative Days on Market Until Sale	108	<b>148</b>	+ 37.0%	100	<b>137</b>	+ 37.0%
Inventory of Homes for Sale	50	<b>93</b>	+ 86.0%	--	--	--
Months Supply of Inventory	1.0	<b>2.6</b>	+ 160.0%	--	--	--

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

### February

■ 2022 ■ 2023



### Historical Median Sales Price Rolling 12-Month Calculation

CREN —  
Archuleta County —

