

Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®

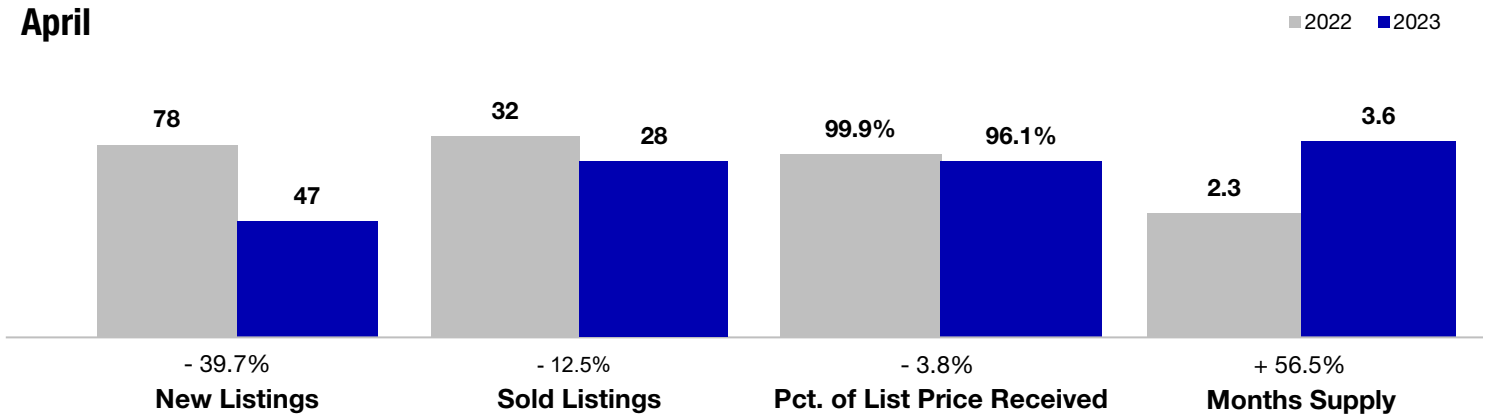


Archuleta County

Key Metrics	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 4-2022	Thru 4-2023	Percent Change from Previous Year
New Listings	78	47	- 39.7%	205	121	- 41.0%
Sold Listings	32	28	- 12.5%	138	79	- 42.8%
Median Sales Price*	\$593,200	\$589,500	- 0.6%	\$531,000	\$530,000	- 0.2%
Average Sales Price*	\$681,350	\$589,111	- 13.5%	\$649,348	\$618,313	- 4.8%
Percent of List Price Received*	99.9%	96.1%	- 3.8%	98.1%	96.2%	- 1.9%
Days on Market Until Sale	76	108	+ 42.1%	90	127	+ 41.1%
Cumulative Days on Market Until Sale	76	115	+ 51.3%	97	142	+ 46.4%
Inventory of Homes for Sale	108	119	+ 10.2%	--	--	--
Months Supply of Inventory	2.3	3.6	+ 56.5%	--	--	--

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

April



Historical Median Sales Price Rolling 12-Month Calculation

