

# Local Market Update for May 2023

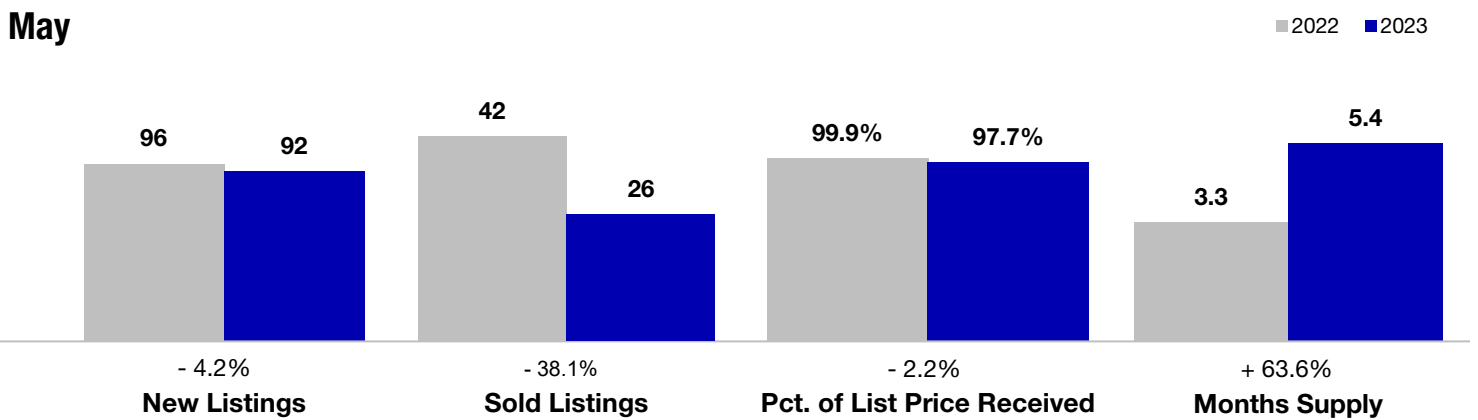
A Research Tool Provided by the Colorado Association of REALTORS®



## Archuleta County

Key Metrics	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 5-2022	Thru 5-2023	Percent Change from Previous Year
New Listings	96	92	- 4.2%	301	215	- 28.6%
Sold Listings	42	26	- 38.1%	180	105	- 41.7%
Median Sales Price*	\$639,500	\$475,250	- 25.7%	\$555,000	\$524,000	- 5.6%
Average Sales Price*	\$682,403	\$499,127	- 26.9%	\$657,061	\$588,800	- 10.4%
Percent of List Price Received*	99.9%	97.7%	- 2.2%	98.5%	96.6%	- 1.9%
Days on Market Until Sale	63	106	+ 68.3%	83	122	+ 47.0%
Cumulative Days on Market Until Sale	68	113	+ 66.2%	90	135	+ 50.0%
Inventory of Homes for Sale	152	173	+ 13.8%	--	--	--
Months Supply of Inventory	3.3	5.4	+ 63.6%	--	--	--

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



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

