

Local Market Update for July 2023

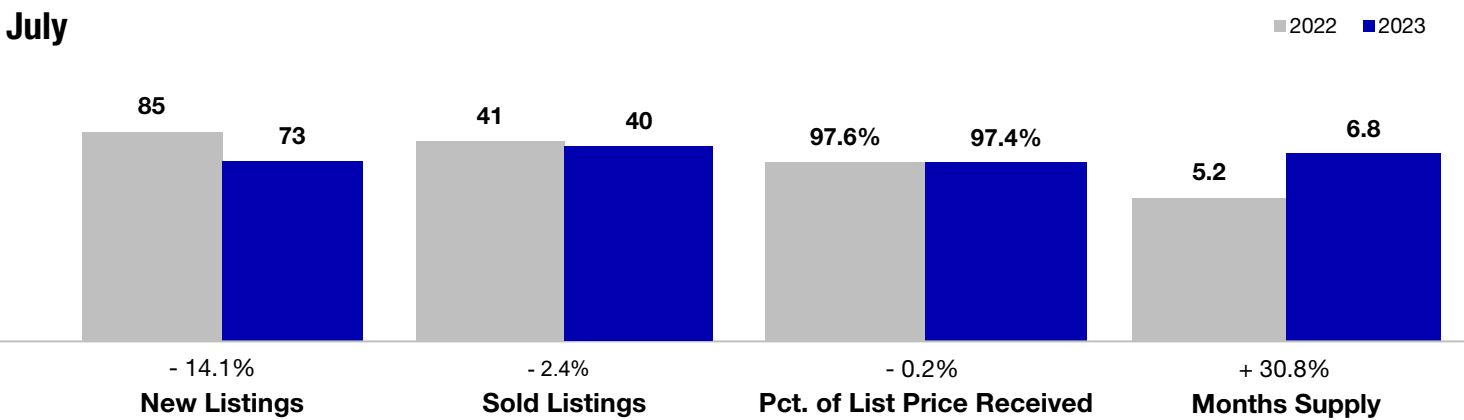
A Research Tool Provided by the Colorado Association of REALTORS®



Archuleta County

Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 7-2022	Thru 7-2023	Percent Change from Previous Year
New Listings	85	73	- 14.1%	494	384	- 22.3%
Sold Listings	41	40	- 2.4%	275	182	- 33.8%
Median Sales Price*	\$545,000	\$568,500	+ 4.3%	\$547,500	\$540,000	- 1.4%
Average Sales Price*	\$698,697	\$864,211	+ 23.7%	\$666,156	\$664,465	- 0.3%
Percent of List Price Received*	97.6%	97.4%	- 0.2%	98.3%	97.1%	- 1.2%
Days on Market Until Sale	63	92	+ 46.0%	79	105	+ 32.9%
Cumulative Days on Market Until Sale	63	92	+ 46.0%	83	114	+ 37.3%
Inventory of Homes for Sale	240	208	- 13.3%	--	--	--
Months Supply of Inventory	5.2	6.8	+ 30.8%	--	--	--

* 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

