

# PAGOSA SPRINGS REAL ESTATE STATISTICS

Jan-Feb of 2018-2021

Stats collected from the CREN MLS system

Stats are intended to show trends in the area; they include activity for all area agents, not just Lee Riley

	Year To Date Properties Sold					Inventory Available				
Homes	2018	2019	2020	2021	% Difference	2018	2019	2020	2021	% Difference
\$0 to 100,000	0	1	0	0		2	2	0	0	
\$100,001 to 150,000	2	0	0	1		9	4	3	0	-100%
\$150,001 to 200,000	2	2	1	2	+100%	4	6	3	0	-100%
\$200,001 to 250,000	4	3	5	0	-100%	11	6	7	0	-100%
\$250,001 to 300,000	6	5	6	6	+0%	21	15	9	1	-89%
\$300,001 to 400,000	13	6	16	13	-19%	25	31	31	5	-84%
\$400,001 to 500,000	1	4	4	6	+50%	23	24	16	11	-31%
\$500,001 to 750,000	6	5	7	14	+100%	32	31	39	19	-51%
\$750,001 to 1,000,000	2	1	0	8		29	31	20	9	-55%
\$1,000,001 plus	0	1	1	3	+200%	32	39	33	24	-27%
All	36	28	40	53	+33%	188	189	161	69	-57%

Days on Market	171	168	178	85	-52%
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Median Closing Price	\$332,020	\$354,500	\$376,875	\$490,000	+30%
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	Year To Date Properties Sold					Inventory Available				
Condos	2018	2019	2020	2021	% Difference	2018	2019	2020	2021	% Difference
\$0 to 100,000	1	0	1	0	-100%	1	0	0	0	
\$100,001 to 200,000	6	2	3	4	+33%	15	6	6	0	-100%
\$200,001 to 300,000	1	1	5	6	+20%	9	7	12	1	-92%
\$300,001 plus	2	0	4	2	-50%	8	7	12	2	-83%
All	10	3	13	12	-8%	33	20	30	3	-90%

Days on Market	99	132	62	61	-2%
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Median Closing Price	\$157,500	\$180,000	\$265,000	\$251,500	-5%
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	Year To Date Properties Sold					Inventory Available				
Vacant Lots	2018	2019	2020	2021	% Difference	2018	2019	2020	2021	% Difference
up to .50 acres	20	14	10	31	+210%	193	166	177	108	-39%
.51 to 2.99 acres	9	14	10	22	+120%	168	146	132	77	-42%
3 to 5.99 acres	8	10	5	14	+180%	123	95	94	50	-47%
6 to 34.99 acres	4	2	1	3	+200%	49	30	38	24	-37%
35 to 49.99 acres	2	3	1	5	+400%	60	51	49	47	-4%
50 plus acres	0	1	3	1	-67%	26	17	23	28	+22%
All	43	44	30	76	+153%	619	505	513	334	-35%

Days on Market	227	232	137	125	-9%
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Median Closing Price	\$27,500	\$32,500	\$51,250	\$39,450	-23%
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	Year To Date Properties Sold					Inventory Available				
Other	2018	2019	2020	2021	% Difference	2018	2019	2020	2021	% Difference
Total Commercial	0	2	2	2	+0%	23	25	27	16	-41%
Median Closing Price	N/A	\$300,000	\$639,500	\$661,250						
Total Ranches	1	0	0	1		26	28	17	22	+29%
Median Closing Price	\$710,000			\$2,145,000						

	2018	2019	2020	2021	% Difference
YTD Total Sales	90	77	85	144	+69%