

PAGOSA SPRINGS REAL ESTATE STATISTICS

Jan-Feb of 2007, 2008, 2009, and 2010

Note: These numbers may not be exact.
% Difference indicates change from 2009 to 2010

Homes	YTD Properties Sold					Inventory Available				
	2007	2008	2009	2010	% Difference	2007	2008	2009	2010	% Difference
\$0-100,000	1	1	1	2	+100%	17	24	17	27	+59%
\$100,001 to 150,000	2	5	1	4	+300%	17	22	29	39	+34%
\$150,001 to 200,000	3	4	0	2		11	27	47	67	+43%
\$200,001 to 250,000	9	2	3	0	-100%	20	33	48	41	-15%
\$250,001 to 300,000	5	1	5	3	-40%	26	58	45	49	+9%
\$300,001 to 400,000	5	1	3	3	+0%	54	84	60	64	+7%
\$400,001 to 500,000	3	1	0	4		40	44	43	30	-30%
\$500,001 to 750,000	4	4	1	2	+100%	84	42	50	53	+6%
\$750,001 to 1,000,000	1	0	0	0			42	31	28	-10%
\$1,000,001 plus	1	1	0	1		22	42	39	36	-8%
All	34	20	14	21	+50%	291	418	409	434	+6%

Days on Market	206	196	236	239	+3	► Up 1%
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Median Closing Price 6-12 Months Ago	\$225,694	Median Closing Price 0-6 Months Ago	\$262,450	Change	+\$36,756	Up 16%
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Condos	YTD Properties Sold					Inventory Available				
	2007	2008	2009	2010	% Difference	2007	2008	2009	2010	% Difference
\$0-100,000	1	2	1	2	+100%	1	1	5	16	+220%
\$100,001-200,000	4	3	2	0	-100%	29	46	53	61	+15%
\$200,001-300,000	0	2	0	0		74	36	14	18	+29%
\$300,001 plus	0	2	0	1			42	23	12	-48%
All	5	9	3	3	+0%	104	125	95	107	+13%

Days on Market	151	259	196	250	+54	► Up 28%
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Median Closing Price 6-12 Months Ago	\$143,250	Median Closing Price 0-6 Months Ago	\$122,500	Change	-\$20,750	Down 14%
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Vacant Lots	YTD Properties Sold					Inventory Available				
	2007	2008	2009	2010	% Difference	2007	2008	2009	2010	% Difference
up to .50 acres	16	3	1	4	+300%	705	945	935	888	-5%
.51 to 2.99 acres	7	2	3	4	+33%					
3 to 5.99 acres	5	2	0	1						
6 to 34.99 acres	1	0	0	0						
35 to 49.99 acres	3	2	0	0						
50 plus acres	2	0	0	0						
All	34	9	4	9	+125%	705	945	935	888	-5%

Days on Market	261	173	302	220	-82	► Down 27%
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Median Closing Price 6-12 Months Ago	\$33,000	Median Closing Price 0-6 Months Ago	\$26,000	Change	-\$7,000	Down 21%
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Other	YTD Properties Sold					Inventory Available				
	2007	2008	2009	2010	% Difference	2007	2008	2009	2010	% Difference
Total Commercial	3	2	1	2	+100%	58	87	101	93	-8%
Median Sale Closed	\$121,250	\$344,750	\$495,000	\$219,500						
Total Ranches	0	0	0	0		N/A	7	26	18	-31%
Median Sale Closed										

YTD Total Sales	76	40	22	35	+59%
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