

PAGOSA SPRINGS REAL ESTATE STATISTICS

Jan-Dec of Last 5 Years

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

	YTD Properties Sold						Inventory Available					
Homes	2019	2020	2021	2022	2023	% Difference	2020	2021	2022	2023	2024	% Difference
\$0 to 200,000	40	32	24	22	9	-59%	6	3	2	1	3	+200%
\$200,001 to 300,000	89	81	39	27	16	-41%	22	6	3	7	5	-29%
\$300,001 to 400,000	106	146	80	37	30	-19%	32	13	4	11	3	-73%
\$400,001 to 500,000	55	84	91	57	54	-5%	23	5	1	8	8	+0%
\$500,001 to 600,000	62	118	133	119	70	+0%	47	19	10	27	9	-29%
\$600,001 to 750,000					49						13	
\$750,001 to 1,000,000	17	37	79	50	50	+0%	26	14	9	16	22	+38%
\$1,000,001 plus	14	33	58	56	50	-11%	39	28	21	32	43	+34%
All	383	531	504	368	328	-11%	195	88	50	102	106	+4%

Days on Market	95	94	68	65	69	+6%
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Median Closing Price	\$364,900	\$405,000	\$532,500	\$600,000	\$580,000	-3%
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Note: Median closing price does not account for the value of the Land, nor the quality of the home

Median Price/Sq Ft	\$200	\$215	\$277	\$322	\$338	+5%
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Note: Price per square foot does not account for the value of the Land, nor the quality of the home

	YTD Properties Sold						Inventory Available					
Condos	2019	2020	2021	2022	2023	% Difference	2020	2021	2022	2023	2024	% Difference
\$0-200,000	41	31	16	5	4	-20%	6	0	0	0	0	
\$200,001 to 300,000	25	40	43	24	18	-25%	9	2	0	2	4	+100%
\$300,001 to 400,000	16	32	37	55	16	-40%	11	2	3	3	8	+500%
\$400,001 plus					17						10	
All	82	103	96	84	55	-35%	26	4	3	5	22	+340%

Days on Market	66	68	49	55	60	+9%
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Median Closing Price	\$202,500	\$239,500	\$269,950	\$360,000	\$360,000	+0%
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Note: Median closing price does not account for the quality of the Condo

Median Price/Sq Ft	\$162	\$176	\$231	\$288	\$287	+0%
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Note: Price per square foot does not account for the quality of the Condo

	YTD Properties Sold						Inventory Available					
Vacant Lots	2019	2020	2021	2022	2023	% Difference	2020	2021	2022	2023	2024	% Difference
up to .50 acres	129	145	267	108	91	-16%	168	123	24	75	84	+12%
.51 to 2.99 acres	120	136	200	127	92	-28%	141	87	53	84	74	-12%
3 to 5.99 acres	62	83	126	64	56	-13%	93	67	32	45	46	+2%
6 to 34.99 acres	14	33	35	28	11	-61%	42	29	8	15	19	+27%
35 to 49.99 acres	17	29	65	38	22	-42%	49	45	24	20	24	+20%
50 plus acres	3	11	20	14	9	-36%	27	26	22	12	14	+17%
All	345	437	713	379	281	-26%	520	377	163	251	261	+4%

Days on Market	153	136	103	73	84	+15%
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Median Closing Price	\$33,333	\$48,000	\$63,000	\$80,000	\$75,000	-6%
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Note: Median closing price does not account for the size of parcel Sold.

Median Price/Acre	\$36,900	\$31,250	\$48,450	\$55,556	\$50,000	-10%
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	YTD Properties Sold						Inventory Available					
Other	2019	2020	2021	2022	2023	% Difference	2020	2021	2022	2023	2024	% Difference
Total Commercial	13	13	13	13	11	-15%	23	15	19	18	16	-11%
Median Sale Closed	\$430,000	\$300,000	\$689,100	\$450,000	\$350,000							
Total Ranches	2	3	9	3	4	+33%	21	22	10	11	8	-27%
Median Sale Closed	\$2,850,000	\$1,570,000	\$1,500,001	\$7,500,000	\$1,975,000							

							New House Construction Permits					
	2019	2020	2021	2022	2023	% Difference	2019	2020	2021	2022	2023	% Difference
YTD Total Sales	825	1087	1335	847	679	-20%	144	124	153	127	98	-23%