

PAGOSA SPRINGS REAL ESTATE STATISTICS

January-May of 2014-2017

Stats collected from the CREM MLS system

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

Homes	Year To Date Properties Sold					Inventory Available				
	2014	2015	2016	2017	% Difference	2014	2015	2016	2017	% Difference
\$0 to 100,000	15	6	10	6	-40%	21	7	7	6	-14%
\$100,001 to 150,000	12	10	9	6	-33%	17	5	7	2	-71%
\$150,001 to 200,000	14	22	12	14	+17%	30	21	14	9	-36%
\$200,001 to 250,000	12	13	19	23	+21%	35	20	16	15	-6%
\$250,001 to 300,000	10	16	18	21	+17%	54	37	40	19	-53%
\$300,001 to 400,000	13	17	26	36	+38%	76	60	45	41	-9%
\$400,001 to 500,000	7	6	8	14	+75%	46	66	38	26	-32%
\$500,001 to 750,000	3	5	3	11	+267%	64	68	45	39	-13%
\$750,001 to 1,000,000	1	2	1	7	+600%	29	32	34	26	-24%
\$1,000,001 plus	1	2	0	3	N/A	44	47	47	43	-9%
All	88	99	106	141	+33%	416	363	293	226	-23%

Days on Market	115	197	120	127	+6%
----------------	-----	-----	-----	-----	-----

Median Closing Price	\$217,500	\$250,000	\$263,250	\$305,000	+16%
----------------------	-----------	-----------	-----------	-----------	------

Condos	Year To Date Properties Sold					Inventory Available				
	2014	2015	2016	2017	% Difference	2014	2015	2016	2017	% Difference
\$0 to 100,000	5	9	3	5	+67%	17	11	10	2	-80%
\$100,001 to 200,000	5	6	8	16	+100%	27	23	21	10	-52%
\$200,001 to 300,000	4	3	4	7	+75%	18	21	8	12	+50%
\$300,001 plus	0	0	2	2	+0%	8	3	12	7	-42%
All	14	18	17	30	+76%	70	58	51	31	-39%

Days on Market	250	275	135	64	-53%
----------------	-----	-----	-----	----	------

Median Closing Price	\$117,100	\$103,750	\$161,000	\$153,902	-4%
----------------------	-----------	-----------	-----------	-----------	-----

Vacant Lots	Year To Date Properties Sold					Inventory Available				
	2014	2015	2016	2017	% Difference	2014	2015	2016	2017	% Difference
up to .50 acres	32	40	49	63	+29%	247	270	261	205	-21%
.51 to 2.99 acres	26	29	41	42	+2%	180	204	147	170	+16%
3 to 5.99 acres	9	15	25	22	-12%	174	164	154	153	-1%
6 to 34.99 acres	7	10	5	7	+40%	55	56	61	47	-23%
35 to 49.99 acres	5	8	3	6	+100%	92	79	93	78	-16%
50 plus acres	0	3	0	2	N/A	32	26	33	20	-39%
All	79	105	123	142	+15%	780	799	749	673	-10%

Days on Market	231	187	246	193	-22%
----------------	-----	-----	-----	-----	------

Median Closing Price	\$17,000	\$25,000	\$17,500	\$23,500	+34%
----------------------	----------	----------	----------	----------	------

Other	Year To Date Properties Sold					Inventory Available				
	2014	2015	2016	2017	% Difference	2014	2015	2016	2017	% Difference
Total Commercial	4	5	14	9	-36%	57	62	47	30	-36%
Median Closing Price	\$254,250	\$130,000	\$217,500	\$150,000						
Total Ranches	1	1	1	3	+200%	36	29	35	35	+0%
Median Closing Price	\$900,000	\$1,400,000	\$225,000	\$6,800,000						

YTD Total Sales	2014	2015	2016	2017	% Difference
	186	228	261	325	+25%