

## PAGOSA SPRINGS REAL ESTATE STATISTICS

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

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

Homes	Year To Date Properties Sold					Inventory Available				
	2007	2008	2009	2010	% Difference	2007	2008	2009	2010	% Difference
\$0-100,000	9	8	7	10	+43%	17	21	31	44	+42%
\$100,001 to 150,000	9	15	11	19	+73%	28	31	33	44	+33%
\$150,001 to 200,000	15	14	11	22	+100%	30	38	60	60	+0%
\$200,001 to 250,000	22	11	13	18	+38%	46	65	83	69	-17%
\$250,001 to 300,000	16	19	11	6	-45%	42	82	63	61	-3%
\$300,001 to 400,000	24	9	13	15	+15%	98	119	86	102	+19%
\$400,001 to 500,000	7	7	4	9	+125%	71	60	60	57	-5%
\$500,001 to 750,000	13	10	3	8	+167%	73	75	90	76	-16%
\$750,001 to 1,000,000	4	4	0	1		49	44	34	48	+41%
\$1,000,001 plus	1	4	0	2		45	49	58	36	-38%
<b>All</b>	<b>120</b>	<b>101</b>	<b>73</b>	<b>110</b>	<b>+51%</b>	<b>499</b>	<b>584</b>	<b>598</b>	<b>597</b>	<b>+0%</b>

<b>Days on Market</b>	191	208	163	151	-12	► Down 7%
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<b>Median Closing Price 6-12 Months Ago</b>	\$262,450	<b>Median Closing Price 0-6 Months Ago</b>	\$215,500	<b>Change</b>	-\$46,950	<b>Down 18%</b>
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Condos	Year To Date Properties Sold					Inventory Available				
	2007	2008	2009	2010	% Difference	2007	2008	2009	2010	% Difference
\$0-100,000	3	4	3	6	+100%	3	8	16	16	+0%
\$100,001-200,000	11	8	3	5	+67%	35	49	71	58	-18%
\$200,001-300,000	4	7	0	3		31	27	22	21	-5%
\$300,001 plus	8	4	0	1		68	35	24	13	-46%
<b>All</b>	<b>26</b>	<b>23</b>	<b>6</b>	<b>15</b>	<b>+150%</b>	<b>137</b>	<b>119</b>	<b>133</b>	<b>108</b>	<b>-19%</b>

<b>Days on Market</b>	212	275	149	339	+190	► Up 128%
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<b>Median Closing Price 6-12 Months Ago</b>	\$126,000	<b>Median Closing Price 0-6 Months Ago</b>	\$115,000	<b>Change</b>	-\$11,000	<b>Down 9%</b>
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Vacant Lots	Year To Date Properties Sold					Inventory Available				
	2007	2008	2009	2010	% Difference	2007	2008	2009	2010	% Difference
up to .50 acres	77	27	15	24	+60%					
.51 to 2.99 acres	45	21	17	16	-6%					
3 to 5.99 acres	23	9	9	7	-22%					
6 to 34.99 acres	7	4	3	2	-33%					
35 to 49.99 acres	20	5	2	9	+350%					
50 plus acres	6	2	1	2	+100%					
<b>All</b>	<b>178</b>	<b>68</b>	<b>47</b>	<b>60</b>	<b>+28%</b>	<b>1032</b>	<b>1195</b>	<b>1157</b>	<b>950</b>	<b>-18%</b>

<b>Days on Market</b>	265	313	217	276	+59	► Up 27%
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<b>Median Closing Price 6-12 Months Ago</b>	\$23,500	<b>Median Closing Price 0-6 Months Ago</b>	\$31,250	<b>Change</b>	+\$7,750	<b>Up 33%</b>
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Other	Year To Date Properties Sold					Inventory Available				
	2007	2008	2009	2010	% Difference	2007	2008	2009	2010	% Difference
Total Commercial	16	10	3	8	+167%	91	106	126	125	-1%
Median Sale Closed	\$165,500	\$344,750	\$495,000	\$207,500						
Total Ranches	3	3	1	0	-100%	21	31	25	25	+0%
Median Sale Closed	\$650,000	\$250,000	\$2,500,000							

<b>YTD Total Sales</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>% Difference</b>
	343	205	130	193	+48%