

Market Statistics for the Pagosa Springs Area Association of REALTORS®
4th Quarter of 2007 as of 2/14/08

Class	Bedrooms	Current Active	Avg List Price	Avg DOM	Total Listed	Num Sold	Pct Sold	Avg List Price Sold	Avg Sale Price Sold	Sale Price/List Price Ratio	Avg DOM Sold	Avg List Price Unsold	Pct Expired
All	All	1,587	\$346,626.00	277									
Residential	All	522	\$480,425.00	218				\$329,965.00	\$297,785.00	90.25%	219	\$351,830.00	65.27%
Residential	1	36	\$216,177.00	184				\$460,463.00	\$417,486.00	90.67%	214	\$425,362.00	49.07%
Residential	2	94	\$282,171.00	190				\$78,700.00	\$65,750.00	83.55%	261	\$143,585.00	25%
Residential	3	289	\$490,913.00	228				\$242,835.00	\$233,278.00	96.06%	200	\$334,077.00	30.95%
Residential	4	80	\$646,864.00	218				\$386,019.00	\$366,457.00	94.93%	232	\$406,588.00	56.10%
Residential	5+	23	\$993,591.00	245				\$639,642.00	\$617,000.00	96.46%	170	\$626,387.00	80%
Land	All	951	\$228,971.00	313				\$1,957,666.00	\$1,488,333.00	76.03%	202	\$728,333.00	66.67%
Commercial	All	89	\$693,730.00	251				\$190,134.00	\$169,172.00	88.98%	227	\$199,341.00	83.58%
Multi-Family	All	5	\$289,200.00	298				\$408,666.00	\$360,191.00	88.14%	239	\$574,812.00	61.54%
Farm/Ranch	All	12	\$1,527,500.00	262				\$0.00	\$0.00	0%	0	\$1,362,500.00	0%
Farm/Ranch	1	4	\$2,243,500.00	300				\$625,000.00	\$610,000.00	97.60%	85	\$1,353,750.00	100%
Farm/Ranch	2	4	\$1,037,750.00	337				\$0.00	\$0.00	0%	0	\$0.00	0%
Farm/Ranch	3	3	\$1,101,666.00	149				\$0.00	\$0.00	0%	0	\$0.00	0%
Farm/Ranch	4	0	\$0.00	0				\$0.00	\$0.00	0%	0	\$0.00	0%
Farm/Ranch	5+	1	\$1,900,000.00	159				\$0.00	\$0.00	0%	0	\$0.00	0%
Lease	All	1	\$4,834.00	99				\$0.00	\$0.00	0%	0	\$0.00	0%
Lease	1	0	\$0.00	0				\$0.00	\$0.00	0%	0	\$0.00	0%
Lease	2	0	\$0.00	0				\$0.00	\$0.00	0%	0	\$0.00	0%
Lease	3	0	\$0.00	0				\$0.00	\$0.00	0%	0	\$0.00	0%
Lease	4	0	\$0.00	0				\$0.00	\$0.00	0%	0	\$0.00	0%
Lease	5+	0	\$0.00	0				\$0.00	\$0.00	0%	0	\$0.00	0%
Timeshare/Fractional	All	7	\$5,700.00	182				\$0.00	\$0.00	0%	0	\$0.00	0%
Timeshare/Fractional	1	1	\$9,500.00	197				\$0.00	\$0.00	0%	0	\$0.00	0%
Timeshare/Fractional	2	5	\$5,380.00	155				\$0.00	\$0.00	0%	0	\$0.00	0%
Timeshare/Fractional	3	1	\$3,500.00	303				\$0.00	\$0.00	0%	0	\$0.00	0%
Timeshare/Fractional	4	0	\$0.00	0				\$0.00	\$0.00	0%	0	\$0.00	0%
Timeshare/Fractional	5+	0	\$0.00	0				\$0.00	\$0.00	0%	0	\$0.00	0%
All	All	311	107	34.41%				\$329,965.00	\$297,785.00	90.25%	219	\$351,830.00	65.27%
Residential	All	161	52	32.30%				\$460,463.00	\$417,486.00	90.67%	214	\$425,362.00	49.07%
Residential	1	16	2	12.50%				\$78,700.00	\$65,750.00	83.55%	261	\$143,585.00	25%
Residential	2	42	14	33.33%				\$242,835.00	\$233,278.00	96.06%	200	\$334,077.00	30.95%
Residential	3	82	26	31.71%				\$386,019.00	\$366,457.00	94.93%	232	\$406,588.00	56.10%
Residential	4	15	7	46.67%				\$639,642.00	\$617,000.00	96.46%	170	\$626,387.00	80%
Residential	5+	6	3	50%				\$1,957,666.00	\$1,488,333.00	76.03%	202	\$728,333.00	66.67%
Land	All	134	50	37.31%				\$190,134.00	\$169,172.00	88.98%	227	\$199,341.00	83.58%
Commercial	All	13	3	23.08%				\$408,666.00	\$360,191.00	88.14%	239	\$574,812.00	61.54%
Multi-Family	All	0	0	0%				\$0.00	\$0.00	0%	0	\$1,362,500.00	0%
Farm/Ranch	All	3	1	33.33%				\$625,000.00	\$610,000.00	97.60%	85	\$1,353,750.00	100%
Farm/Ranch	1	1	0	0%				\$0.00	\$0.00	0%	0	\$0.00	0%
Farm/Ranch	2	0	0	0%				\$0.00	\$0.00	0%	0	\$1,750,000.00	0%
Farm/Ranch	3	2	1	50%				\$625,000.00	\$610,000.00	97.60%	85	\$1,221,666.00	150%
Farm/Ranch	4	0	0	0%				\$0.00	\$0.00	0%	0	\$0.00	0%
Farm/Ranch	5+	0	0	0%				\$0.00	\$0.00	0%	0	\$0.00	0%
Lease	All	0	0	0%				\$0.00	\$0.00	0%	0	\$0.00	0%
Lease	1	0	0	0%				\$0.00	\$0.00	0%	0	\$0.00	0%
Lease	2	0	0	0%				\$0.00	\$0.00	0%	0	\$0.00	0%
Lease	3	0	0	0%				\$0.00	\$0.00	0%	0	\$0.00	0%
Lease	4	0	0	0%				\$0.00	\$0.00	0%	0	\$0.00	0%
Lease	5+	0	0	0%				\$0.00	\$0.00	0%	0	\$0.00	0%
Timeshare/Fractional	All	0	1	0%				\$4,500.00	\$4,500.00	100%	84	\$0.00	0%
Timeshare/Fractional	1	0	1	0%				\$4,500.00	\$4,500.00	100%	84	\$0.00	0%
Timeshare/Fractional	2	0	0	0%				\$0.00	\$0.00	0%	0	\$0.00	0%
Timeshare/Fractional	3	0	0	0%				\$0.00	\$0.00	0%	0	\$0.00	0%
Timeshare/Fractional	4	0	0	0%				\$0.00	\$0.00	0%	0	\$0.00	0%
Timeshare/Fractional	5+	0	0	0%				\$0.00	\$0.00	0%	0	\$0.00	0%