

**Market Statistics for the Pagosa Springs Area Association of REALTORS®**

April 2008 as of 5/13/08/08

Class	Bedrooms	Current Active	Avg List Price	Avg DOM
All	All	1,808	\$320,416.00	246
Residential	All	624	\$435,318.00	188
Residential	1	39	\$167,061.00	163
Residential	2	119	\$279,968.00	182
Residential	3	346	\$433,411.00	192
Residential	4	95	\$635,948.00	189
Residential	5+	25	\$857,260.00	196
Land	All	1,058	\$210,332.00	280
Commercial	All	98	\$644,590.00	256
Multi Family	All	7	\$290,714.00	281
Farm/Ranch	All	12	\$1,676,000.00	271
Farm/Ranch	1	3	\$2,825,000.00	429
Farm/Ranch	2	3	\$979,000.00	484
Farm/Ranch	3	5	\$1,480,000.00	93
Farm/Ranch	4	0	\$0.00	0
Farm/Ranch	5+	1	\$1,300,000.00	47
Lease	All	4	\$945.00	43
Lease	1	0	\$0.00	0
Lease	2	0	\$0.00	0
Lease	3	0	\$0.00	0
Lease	4	0	\$0.00	0
Lease	5+	0	\$0.00	0
Timeshare/Fractional	All	5	\$6,580.00	222
Timeshare/Fractional	1	1	\$9,500.00	286
Timeshare/Fractional	2	4	\$5,850.00	206
Timeshare/Fractional	3	0	\$0.00	0
Timeshare/Fractional	4	0	\$0.00	0
Timeshare/Fractional	5+	0	\$0.00	0

Class	Bedrooms	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	256	24	9.49%	\$315,275.00	\$286,357.00	90.83%	335	\$400,958.00	15.23%
Residential	All	104	13	12.50%	\$428,900.00	\$397,869.00	92.77%	226	\$512,500.00	11.54%
Residential	1	6	1	16.67%	\$135,000.00	\$123,500.00	91.48%	102	\$307,450.00	0
Residential	2	21	0	0%	\$0.00	\$0.00	0%	0	\$204,280.00	14.29%
Residential	3	57	7	12.28%	\$235,542.00	\$230,557.00	97.88%	236	\$521,473.00	10.53%
Residential	4	16	4	25%	\$847,975.00	\$493,725.00	90.10%	217	\$480,975.00	12.50%
Residential	5+	4	1	25%	\$1,600,000.00	\$1,480,000.00	91.25%	313	\$987,750.00	25%
Land	All	138	10	7.25%	\$187,500.00	\$159,527.00	85.04%	478	\$244,128.00	11.59%
Commercial	All	11	1	9.09%	\$115,000.00	\$105,000.00	91.30%	322	\$727,727.00	72.73%
Multi Family	All	1	0	0%	\$0.00	\$0.00	0%	0	\$0.00	0%
Farm/Ranch	All	2	0	0%	\$0.00	\$0.00	0%	0	\$1,379,000.00	50%
Farm/Ranch	1	0	0	0%	\$0.00	\$0.00	0%	0	\$0.00	0%
Farm/Ranch	2	0	0	0%	\$0.00	\$0.00	0%	0	\$0.00	0%
Farm/Ranch	3	2	0	0%	\$0.00	\$0.00	0%	0	\$1,379,000.00	50%
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	0	0%	\$0.00	\$0.00	0%	0	\$3,500.00	0%
Timeshare/Fractional	1	0	0	0%	\$0.00	\$0.00	0%	0	\$0.00	0%
Timeshare/Fractional	2	0	0	0%	\$0.00	\$0.00	0%	0	\$3,500.00	0%
Timeshare/Fractional	3	0	0	0%	\$0.00	\$0.00	0%	0	\$3,500.00	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%