

Market Statistics for the Pagosa Springs Area Association of REALTORS®
February 2008 as of 3/12/08

Class	Bedrooms	Current Active	Avg List Price	Avg DOM
All	All	1,612	\$330,716.00	277
Residential	All	552	\$444,161.00	210
Residential	1	38	\$202,021.00	176
Residential	2	105	\$281,982.00	191
Residential	3	303	\$451,256.00	218
Residential	4	83	\$585,240.00	210
Residential	5+	23	\$982,026.00	247
Land	All	951	\$220,779.00	317
Commercial	All	85	\$668,983.00	274
Multi Family	All	5	\$289,200.00	325
Farm/Ranch	All	12	\$1,635,500.00	281
Farm/Ranch	1	3	\$2,825,000.00	367
Farm/Ranch	2	4	\$1,037,750.00	364
Farm/Ranch	3	4	\$1,275,000.00	157
Farm/Ranch	4	0	\$0.00	0
Farm/Ranch	5+	1	\$1,900,000.00	186
Lease	All	0	\$0.00	0
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	7	\$5,700.00	209
Timeshare/Fractional	1	1	\$9,500.00	224
Timeshare/Fractional	2	5	\$5,380.00	182
Timeshare/Fractional	3	1	\$3,500.00	330
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	120	29	24.37%	\$347,213.00	\$291,918.00	84.07%	190	\$305,020.00	24.17%
Residential	All	50	17	34%	\$448,605.00	\$384,294.00	85.66%	215	\$407,389.00	16%
Residential	1	5	2	40%	\$128,250.00	\$95,500.00	74.46%	206	\$252,200.00	20%
Residential	2	10	0	0%	\$0.00	\$0.00	0%	0	\$186,400.00	10%
Residential	3	24	10	41.67%	\$430,090.00	\$360,000.00	83.70%	207	\$420,481.00	16.67%
Residential	4	9	5	55.56%	\$613,780.00	\$548,400.00	89.35%	236	\$540,716.00	22.22%
Residential	5+	2	0	0%	\$0.00	\$0.00	0%	0	\$801,333.00	0
Land	All	60	11	18.33%	\$156,627.00	\$134,377.00	85.79%	158	\$197,580.00	31.67%
Commercial	All	9	1	11.11%	\$720,000.00	\$454,500.00	63.13%	105	\$557,780.00	11.11%
Multi Family	All	0	0	0%	\$0.00	\$0.00	0%	0	\$0.00	0%
Farm/Ranch	All	0	0	0%	\$0.00	\$0.00	0%	0	\$499,000.00	0%
Farm/Ranch	1	0	0	0%	\$0.00	\$0.00	0%	0	\$499,000.00	0%
Farm/Ranch	2	0	0	0%	\$0.00	\$0.00	0%	0	\$0.00	0%
Farm/Ranch	3	0	0	0%	\$0.00	\$0.00	0%	0	\$0.00	0%
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	\$1,800.00	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	\$1,800.00	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	1	0	0%	\$0.00	\$0.00	0%	0	\$0.00	0%
Timeshare/Fractional	1	0	0	0%	\$0.00	\$0.00	0%	0	\$0.00	0%
Timeshare/Fractional	2	1	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%