Market Statistics for the Pagosa Springs Area Association of REALTORS®

January 2008 as of 2/13/08

Class	Bedrooms	Current Active	Avg List Price	Avg DOM
All	All	1,585	$347,521.00	277
Residential	All	520	$482,993.00	219
Residential	1	37	$211,808.00	192
Residential	2	93	$282,635.00	191
Residential	3	286	$492,421.00	230
Residential	4	80	$646,864.00	217
Residential	5+	24	$1,018,858.00	243
Land	All	951	$229,340.00	312
Commercial	All	89	$693,730.00	250
Multi-Family	All	5	$289,200.00	297
Farm/Ranch	All	12	$1,527,500.00	261
Farm/Ranch	1	4	$2,243,500.00	299
Farm/Ranch	2	4	$1,037,750.00	336
Farm/Ranch	3	3	$1,101,666.00	148
Farm/Ranch	4	0	$0.00	0
Farm/Ranch	5+	1	$1,900,000.00	158
Lease	All	1	$4,834.00	98
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	181
Timeshare/Fractional	1	1	$9,500.00	196
Timeshare/Fractional	2	5	$5,380.00	154
Timeshare/Fractional	3	1	$3,500.00	302
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	90	18	39.13%	$245,665.00	$232,083.00	94.47%	219	$304,528.00	147.78%
Residential	All	43	17	39.53%	$242,541.00	$231,911.00	95.62%	208	$470,960.00	100%
Residential	1	3	1	33.33%	$85,000.00	$69,000.00	81.18%	72	$89,000.00	0
Residential	2	7	3	42.86%	$147,300.00	$139,333.00	94.59%	329	$341,007.00	128.57%
Residential	3	24	12	50%	$252,608.00	$244,208.00	96.67%	191	$479,752.00	108.33%
Residential	4	8	0	0%	$0.00	$0.00	0%	0	$533,985.00	62.50%
Residential	5+	1	1	100%	$565,000.00	$525,000.00	92.92%	200	$859,666.00	300%
Land	All	43	0	0%	$0.00	$0.00	0%	0	$169,790.00	195.35%
Commercial	All	3	1	33.33%	$298,771.00	$235,000.00	78.66%	399	$644,271.00	200%
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	$0.00	0%
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	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	$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	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%