

PAGOSA SPRINGS REAL ESTATE STATISTICS

Jan-Nov of 2020-2023

Stats collected from the CREM MLS system

Stats are intended to show trends in the area; they include activity for all area agents, not just Lee Riley

Homes	Year To Date Properties Sold					Inventory Available				
	2020	2021	2022	2023	% Difference	2020	2021	2022	2023	% Difference
\$0 to 200,000	29	24	21	8	-62%	2	4	2	2	+0%
\$200,001 to 300,000	75	37	26	15	-42%	11	5	7	5	-29%
\$300,001 to 400,000	136	77	35	29	-17%	9	6	14	3	-79%
\$400,001 to 500,000	71	84	56	53	-5%	8	5	11	15	+36%
\$500,001 to 600,000	67	64	41	68	+66%	23	12	34	15	-6%
\$600,001 to 750,000	33	59	72	43	-40%				17	
\$750,001 to 1,000,000	31	68	46	49	+7%	15	12	19	25	+32%
\$1,000,001 plus	27	54	54	46	-15%	33	28	45	56	+24%
All	469	467	351	311	-11%	101	72	132	138	+5%

Days on Market	96	67	64	69	+8%
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Median Closing Price	\$399,000	\$525,000	\$600,000	\$575,000	-4%
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Condos	Year To Date Properties Sold					Inventory Available				
	2020	2021	2022	2023	% Difference	2020	2021	2022	2023	% Difference
\$0 to 100,000	2	0	0	0		0	0	0	0	
\$100,001 to 200,000	28	15	5	4	-20%	0	1	0	0	
\$200,001 to 300,000	38	42	23	16	-30%	3	1	4	2	-50%
\$300,001 plus	29	35	54	33	-39%	4	0	6	20	+233%
All	97	92	82	53	-35%	7	2	10	22	+120%

Days on Market	67	49	54	60	+11%
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Median Closing Price	\$239,500	\$264,950	\$385,449	\$365,000	-5%
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Vacant Lots	Year To Date Properties Sold					Inventory Available				
	2020	2021	2022	2023	% Difference	2020	2021	2022	2023	% Difference
up to .50 acres	129	253	106	83	-22%	141	31	95	101	+6%
.51 to 2.99 acres	120	169	121	86	-29%	105	78	89	98	+10%
3 to 5.99 acres	72	123	60	55	-8%	73	39	52	55	+6%
6 to 34.99 acres	29	32	26	11	-58%	28	14	16	25	+56%
35 to 49.99 acres	22	61	38	21	-45%	57	31	27	28	+4%
50 plus acres	10	20	12	9	-25%	28	25	14	16	+14%
All	382	658	363	265	-27%	432	218	293	323	+10%

Days on Market	139	98	73	82	+12%
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Median Closing Price	\$47,000	\$62,750	\$80,000	\$78,000	-3%
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Other	Year To Date Properties Sold					Inventory Available				
	2020	2021	2022	2023	% Difference	2020	2021	2022	2023	% Difference
Total Commercial	13	11	12	11	-8%	19	18	22	24	+9%
Median Closing Price	\$300,000	\$689,100	\$445,000	\$350,000						
Total Ranches	3	8	3	3	+0%	26	13	13	10	-23%
Median Closing Price	\$1,570,000	\$1,140,000	\$7,500,000	\$1,800,000						

YTD Total Sales	964	1236	811	643	-21%
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