

PAGOSA SPRINGS REAL ESTATE STATISTICS

Jan-Aug of 2021-2024

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				
	2021	2022	2023	2024	% Difference	2021	2022	2023	2024	% Difference
\$0 to 200,000	18	15	5	3	-40%	5	3	1	1	+0%
\$200,001 to 300,000	29	17	10	10	+0%	4	8	8	6	-25%
\$300,001 to 400,000	58	19	20	19	-5%	10	9	8	12	+50%
\$400,001 to 500,000	63	41	33	27	-18%	14	13	8	24	+200%
\$500,001 to 600,000	45	24	43	33	-23%	27	46	20	30	+50%
\$600,001 to 750,000	32	61	30	30	+0%			20	34	+70%
\$750,001 to 1,000,000	48	34	31	30	-3%	26	30	31	37	+19%
\$1,000,001 plus	38	38	28	41	+46%	36	55	58	56	-3%
All	331	249	200	193	-4%	122	164	154	200	+30%

Days on Market	63	60	69	87	+26%
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Median Closing Price	\$500,000	\$620,000	\$568,500	\$625,000	+10%
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Condos	Year To Date Properties Sold					Inventory Available				
	2021	2022	2023	2024	% Difference	2021	2022	2023	2024	% Difference
\$0 to 200,000	12	5	3	0	-100%	0	0	6	0	-100%
\$200,001 to 300,000	31	21	11	9	-18%	3	5	4	14	+250%
\$300,001 to 400,000	22	37	24	16	+38%	7	21	21	6	+33%
\$400,001 plus				17					22	
All	65	63	38	42	+11%	10	26	31	42	+35%

Days on Market	47	48	57	93	+63%
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Median Closing Price	\$269,900	\$365,000	\$351,000	\$370,000	+5%
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Vacant Lots	Year To Date Properties Sold					Inventory Available				
	2021	2022	2023	2024	% Difference	2021	2022	2023	2024	% Difference
up to .50 acres	206	80	60	62	+3%	50	109	106	125	+18%
.51 to 2.99 acres	119	89	54	70	+30%	110	99	111	110	-1%
3 to 5.99 acres	90	42	32	20	-38%	39	47	61	69	+13%
6 to 34.99 acres	27	23	6	10	+67%	23	18	26	27	+4%
35 to 49.99 acres	47	29	18	16	-11%	36	32	23	23	+0%
50 plus acres	15	9	8	7	-13%	27	20	13	17	+31%
All	504	272	178	185	+4%	285	325	340	371	+9%

Days on Market	91	68	77	77	+0%
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Median Closing Price	\$58,500	\$79,950	\$72,900	\$73,000	+0%
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Other	Year To Date Properties Sold					Inventory Available				
	2021	2022	2023	2024	% Difference	2021	2022	2023	2024	% Difference
Total Commercial	8	10	8	11	+38%	16	24	29	30	+3%
Median Closing Price	\$699,250	\$359,000	\$341,250	\$680,000						
Total Ranches	9	1	2	2	+0%	19	16	12	7	-42%
Median Closing Price	\$1,500,001	\$7,500,000	\$6,450,000	\$2,817,500						

YTD Total Sales	2021	2022	2023	2024	% Difference
	917	595	426	433	+2%