



Taos County Association of REALTORS®

2017 vs 2016 YTD :: 3-month Snapshot

Local Real Estate Market Stats

	Single Family Homes			Condominiums			Land Parcels / Lots		
	2016	2017	Variance	2016	2017	Variance	2016	2017	Variance
Angel Fire NM									
Closed Sales	11	26	136.4%	8	11	37.5%	6	7	16.7%
Total Dollars	\$4,186,500	\$8,475,200	102.4%	\$795,750	\$1,259,250	58.2%	\$149,850	\$243,500	62.5%
Average Price	\$380,591	\$325,969	-14.4%	\$99,769	\$114,477	14.7%	\$24,795	\$34,786	40.3%
Median Price	\$315,000	\$332,500	5.6%	\$82,750	\$125,000	51.1%	\$20,000	\$23,000	15.0%
Average DOM	669	424	-36.6%	437	398	-8.9%	486	1,235	154.1%
Red River NM									
Closed Sales	5	1	-80.0%	2	1	-50.0%	2	1	-50.0%
Total Dollars	\$1,476,500	\$490,000	-66.8%	\$141,000	\$136,500	-3.2%	\$180,000	\$12,000	-93.3%
Average Price	\$295,300	\$490,000	65.9%	\$70,500	\$136,500	93.6%	\$90,000	\$12,000	-86.7%
Median Price	\$329,000	\$490,000	48.9%	\$70,500	\$136,500	93.6%	\$90,000	\$12,000	-86.7%
Average DOM	471	187	-60.3%	94	95	1.1%	325	1,158	256.3%
Taos NM									
Closed Sales	49	45	-8.2%	11	7	-36.4%	14	15	7.1%
Total Dollars	\$15,227,964	\$12,974,924	-14.8%	\$1,937,100	\$1,538,900	-20.6%	\$900,665	\$957,500	6.3%
Average Price	\$310,775	\$288,332	-7.2%	\$176,100	\$219,843	24.8%	\$64,333	\$63,833	-0.8%
Median Price	\$302,000	\$265,000	-12.3%	\$150,000	\$175,000	16.7%	\$52,957	\$54,000	2.0%
Average DOM	286	154	-46.2%	185	281	51.9%	587	953	62.4%
Taos Ski Valley NM									
Closed Sales	No Sales Reported This Period	2	N/A	2	No Sales Reported This Period	-100.0%	1	1	0.0%
Total Dollars		\$1,600,000	N/A	\$717,000		-100.0%	\$290,000	\$115,000	-60.3%
Average Price		\$800,000	N/A	\$358,500		-100.0%	\$290,000	\$115,000	-60.3%
Median Price		\$800,000	N/A	\$358,500		-100.0%	\$290,000	\$115,000	-60.3%
Average DOM		323	N/A	520		-100.0%	50	31	-38.0%

Based on information from the Taos County Association of REALTORS® for the period Jan-Mar 2017 vs Jan-Mar 2016

Report Date: 04/01/17

Information is deemed to be reliable but is not guaranteed.

As we come out of the sleepy winter market season, this 3-month Local Real Estate Market Stats snapshot report shows continued stability in activity and sales in most local markets, with level to moderate increases, or even significant increases in some areas. This is probably due to several circumstances; the end of a contentious election cycle and moving into a "stable" political climate for the next 3-4 years; home prices beginning to show appreciation again as we climb out of past recessive market conditions; and mortgage interest rates beginning to climb inciting buyers to take action now while rates, though rising, are still very attractive. As we enter the primary sales season for our local markets of mid spring through mid to late fall it is anticipated that the market will continue to show growth and improvement from previous years.

The Taos County Association of Realtors (TCAR) serves all of Taos County and western Colfax County, including our primary markets of Taos, Angel Fire, Taos Ski Valley, and Red River. For more local real estate market stats, visit the TCAR website at <https://TaosCountyAssociationofRealtors.com/>. For any questions regarding this report, contact the TCAR office at 1210 Salazar Rd, Suite H, Taos, NM 87571 – (575) 758-7411.