



Taos County Association of REALTORS®

2017 vs 2016 YTD :: 9-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	76	94	23.7%	31	40	29.0%	31	38	22.6%
Total Dollars	\$26,865,989	\$30,660,430	14.1%	\$2,750,450	\$4,141,000	50.6%	\$2,153,851	\$1,524,450	-29.2%
Average Price	\$353,500	\$326,175	-7.7%	\$88,725	\$103,525	16.7%	\$69,479	\$40,117	-42.3%
Median Price	\$311,750	\$299,000	-4.1%	\$82,500	\$103,000	24.8%	\$24,000	\$34,500	43.8%
Average DOM	383	356	-7.0%	416	277	-33.4%	512	668	30.5%
Red River NM									
Closed Sales	21	22	4.8%	10	7	-30.0%	4	2	-50.0%
Total Dollars	\$7,853,500	\$6,355,500	-19.1%	\$884,500	\$553,500	-37.4%	\$272,000	\$122,000	-55.1%
Average Price	\$373,976	\$288,886	-22.8%	\$88,450	\$79,071	-10.6%	\$68,000	\$61,000	-10.3%
Median Price	\$329,000	\$267,500	-18.7%	\$93,000	\$79,000	-15.1%	\$46,000	\$61,000	32.6%
Average DOM	355	201	-43.4%	192	178	-7.3%	294	633	115.3%
Taos NM									
Closed Sales	150	176	17.3%	39	30	-23.1%	44	63	43.2%
Total Dollars	\$48,696,554	\$59,172,423	21.5%	\$7,786,600	\$6,275,900	-19.4%	\$3,152,665	\$6,127,425	94.4%
Average Price	\$324,644	\$336,207	3.6%	\$199,656	\$209,197	4.8%	\$71,651	\$97,261	35.7%
Median Price	\$300,000	\$310,000	3.3%	\$188,000	\$186,250	-0.9%	\$56,000	\$65,000	16.1%
Average DOM	253	180	-28.9%	264	190	-28.0%	501	549	9.6%
Taos Ski Valley NM									
Closed Sales	1	2	100.0%	7	3	-57.1%	3	1	-66.7%
Total Dollars	\$450,000	\$1,600,000	255.6%	\$2,366,500	\$642,375	-72.9%	\$565,000	\$115,000	-79.6%
Average Price	\$450,000	\$800,000	77.8%	\$338,071	\$214,125	-36.7%	\$188,333	\$115,000	-38.9%
Median Price	\$450,000	\$800,000	77.8%	\$270,000	\$188,375	-30.2%	\$155,000	\$115,000	-25.8%
Average DOM	194	323	66.5%	318	41	-87.1%	479	31	-93.5%

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

Report Date: 10/02/17

Information is deemed to be reliable but is not guaranteed.

As we head into Fall, this 9-month Local Real Estate Market Stats Snapshot report shows single family home sales up in all local markets compared to the same period last year. Condominium sales on the other hand were down in all markets except Angel Fire when compared to the same period last year. Land sales have also seen a significant spike in activity in the Angel Fire and Taos markets compared to last year and there are some new construction projects in both of these local markets. It is anticipated that local market conditions will remain constant through the end of the year.

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.