



Taos County Association of REALTORS®

2017 vs 2016 YTD :: 12-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	123	142	15.4%	50	60	20.0%	49	55	12.2%
Total Dollars	\$44,196,449	\$48,005,930	8.6%	\$4,707,357	\$6,312,700	34.1%	\$2,842,256	\$1,891,750	-33.4%
Average Price	\$359,321	\$338,070	-5.9%	\$94,147	\$105,212	11.8%	\$58,005	\$34,395	-40.7%
Median Price	\$310,000	\$229,000	-26.1%	\$85,953	\$107,750	25.4%	\$20,075	\$20,500	2.1%
Average DOM	348	325	-6.6%	435	247	-43.2%	498	789	58.4%
Red River NM									
Closed Sales	29	32	10.3%	11	9	-18.2%	4	4	0.0%
Total Dollars	\$10,993,000	\$10,408,000	-5.3%	\$1,029,500	\$719,500	-30.1%	\$272,000	\$325,750	19.8%
Average Price	\$379,069	\$325,250	-14.2%	\$93,591	\$79,944	-14.6%	\$68,000	\$81,438	19.8%
Median Price	\$329,000	\$296,250	-10.0%	\$95,000	\$79,000	-16.8%	\$46,000	\$69,375	50.8%
Average DOM	349	252	-27.8%	183	194	6.0%	294	330	12.2%
Taos NM									
Closed Sales	218	245	12.4%	55	52	-5.5%	64	84	31.3%
Total Dollars	\$71,074,626	\$84,281,722	18.6%	\$10,716,400	\$11,667,000	8.9%	\$4,493,863	\$7,811,855	73.8%
Average Price	\$326,030	\$344,007	5.5%	\$194,844	\$224,365	15.2%	\$70,217	\$92,998	32.4%
Median Price	\$299,500	\$310,000	3.5%	\$175,000	\$206,500	18.0%	\$56,500	\$68,000	20.4%
Average DOM	231	172	-25.5%	253	220	-13.0%	461	529	14.8%
Taos Ski Valley NM									
Closed Sales	1	2	100.0%	11	8	-27.3%	4	2	-50.0%
Total Dollars	\$450,000	\$1,600,000	255.6%	\$3,285,500	\$2,937,375	-10.6%	\$819,000	\$400,000	-51.2%
Average Price	\$450,000	\$800,000	77.8%	\$298,682	\$367,172	22.9%	\$204,750	\$200,000	-2.3%
Median Price	\$450,000	\$800,000	77.8%	\$260,000	\$375,500	44.4%	\$204,500	\$200,000	-2.2%
Average DOM	194	323	66.5%	287	66	-77.0%	546	344	-37.0%

Based on information from the Taos County Association of REALTORS® for the period Jan-Dec 2017 vs Jan-Dec 2016.
Information is deemed to be reliable but is not guaranteed.

Report Date: 01/05/18

Closing out 2017, this 12-month Local Real Estate Market Stats Snapshot report shows single family home sales up in all major local markets; 15.4% in Angel Fire, 10.3% in Red River, 12.4% in Taos, and 100% in Taos Ski Valley. Condominium sales on the other hand only saw an increase in units sold from 2016 in the Angel Fire market with slight decreases in units sold in all other local markets. Land sales also saw healthy increases in the Angel Fire and Taos markets, while holding steady in the Red River market and down somewhat in the Taos Ski Valley market.

As we start the new year activity is up in our normally slow winter months. This is likely due to fairly mild weather conditions so far this season as well as to the favorable business and job market conditions and outlook around the country. Home mortgage interest rates are still very low as well, providing home buyers with incentive to make a move and home purchase now.

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.