

Quick Stats

All of Pueblo West for all of 2009

Statistics (498 listings)					
	Low	High	Average	Median	Total
List Price	\$26,750	\$599,900	\$174,966	\$159,900	\$87,133,222
Selling Price	\$26,750	\$599,900	\$170,012	\$157,475	\$84,665,989
List/Sold(%)	65.72%	114.94%	97.53%	97.95%	--
Price/SqFt (\$)	\$21.93	\$223.01	\$100.63	\$102.00	--
Price/Acre (\$)	\$0.00	\$471,666,666.67	\$1,330,743.95	\$193,162.00	--
Days on Market	-1	637	134	102	--

Market Conditions Addendum to the Appraisal Report

Date: 1/25/2010

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Total # of Comparable Sales (Settled)	253	139	82
Absorption Rate (Total Sales/Months)	42.17	46.33	27.33
Total # of Comparable Active Listings	N/A	N/A	272
Months of Housing Supply (Total Listings/Ab.Rate)	N/A	N/A	9.95

Median Sale & List Price, DOM, List/Sale Ratio	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$154,900	\$159,000	\$164,250
Median Comparable Sales Days on Market	116	90	110
Median Comparable List Price	N/A	N/A	\$199,900
Median Comparable Listings Days on Market	N/A	N/A	95
Median Sale Price as % of List Price	98.207	98.037	97.029

Market Summary (by Sold Price)

<u>Price Range</u>	<u>Count</u>	<u>Sum Price</u>	<u>Average Price</u>	<u>Median Price</u>	<u>Average DOM</u>
\$0 - \$49,999	10	\$380,042	\$38,004	\$39,998	98
\$50,000 - \$99,999	28	\$2,111,500	\$75,411	\$74,500	120
\$100,000 - \$149,999	167	\$21,782,265	\$130,433	\$132,900	102
\$150,000 - \$199,999	170	\$28,905,961	\$170,035	\$167,500	151
\$200,000 - \$249,999	67	\$14,656,203	\$218,749	\$219,000	154
\$250,000 - \$299,999	40	\$10,910,540	\$272,764	\$271,250	163
\$300,000 - \$349,999	7	\$2,232,678	\$318,954	\$315,000	152
\$350,000 - \$399,999	5	\$1,841,900	\$368,380	\$370,000	129
\$400,000 - \$449,999	3	\$1,245,000	\$415,000	\$415,000	155
\$550,000 - \$599,999	1	\$599,900	\$599,900	\$599,900	421
Totals:	498	\$84,665,989			
Averages:			\$170,012	\$157,475	134