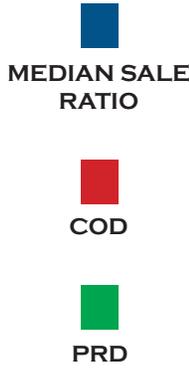
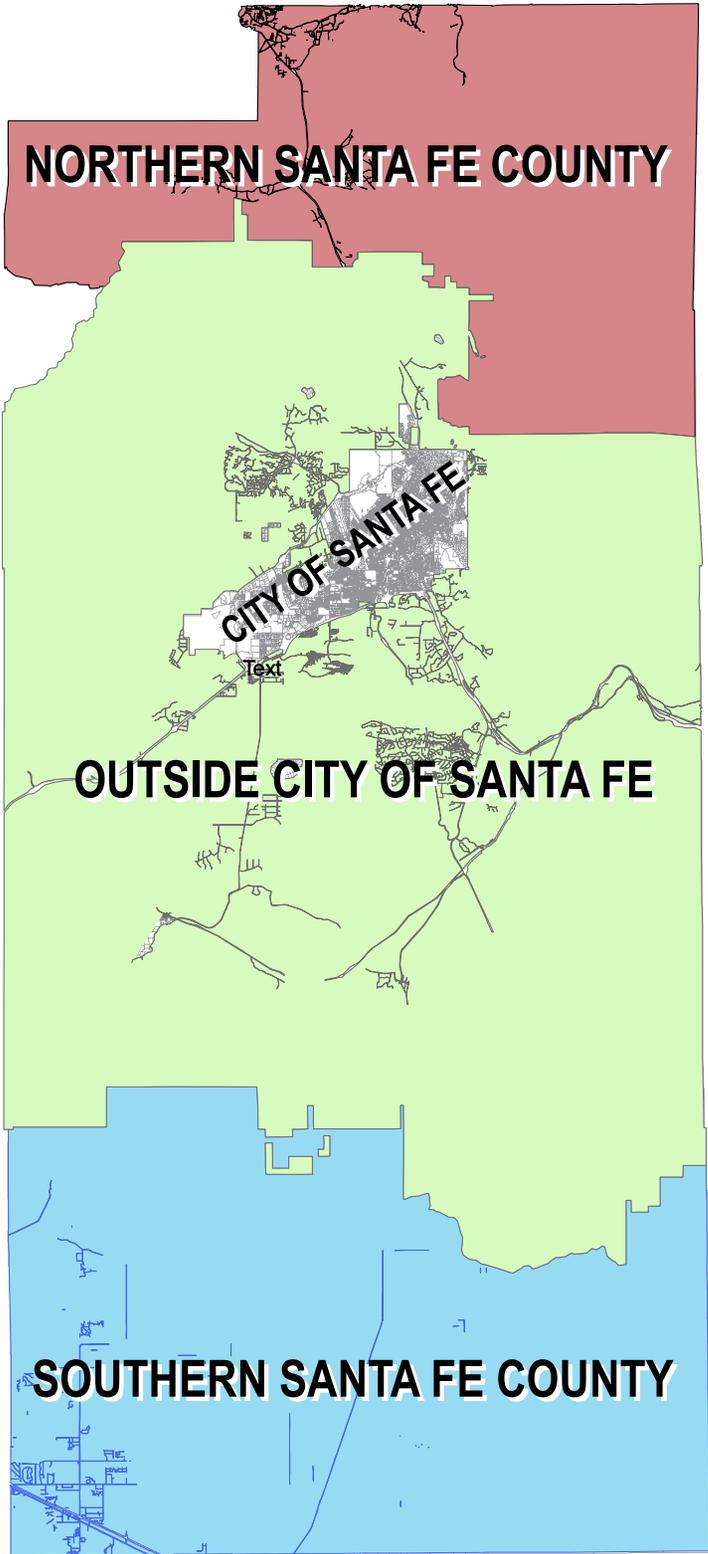




SANTA FE COUNTY 2019 RATIO STUDY



**TOTAL
SANTA FE COUNTY /
MEDIAN SALE PRICE
\$359,064**



**CITY OF SANTA FE /
MEDIAN SALE PRICE
\$335,000**



**OUTSIDE CITY OF
SANTA FE / MEDIAN
SALE PRICE
\$468,200**



**NORTHERN
SANTA FE COUNTY /
MEDIAN SALE PRICE
\$226,500**



**SOUTHERN
SANTA FE COUNTY /
MEDIAN SALE PRICE
\$216,250**



**State of New Mexico
Taxation Revenue
Department
Property Tax Division**

TOTAL SANTA FE COUNTY 2019 RESIDENTIAL SALES RATIO STUDY

Ratios	<u>Current vs Sale</u>	<u>Prior vs Sale</u>	<u>2003 vs Sale</u>
# of Sales	2,750	2,760	1,854
Minimum	38.459%	1.339%	1.277%
1st Quartile	88.003%	59.778%	31.291%
2nd Quartile / Median	94.700%	71.608%	43.598%
3rd Quartile	101.390%	82.388%	54.033%
4th Quartile / Maximum	141.844%	357.634%	380.133%
IQR (InterQuartileRange)	13.387%	22.609%	22.742%
Mean	95.108%	68.482%	42.753%
Median	94.700%	71.610%	43.600%
Total Absolute Difference	236.0312	463.8002	277.3769
COD	9.063%	23.466%	34.314%
Std Dev	11.253%	24.240%	20.837%
COV	11.832%	35.396%	48.739%
SUM of SALES	1,256,209,645	1,392,138,652	1,392,138,652
SUM of CURRENT	1,185,627,728		
SUM of PRIOR		975,856,977	
SUM of 2003			419,099,035
Wtd Mean	94.381%	70.098%	30.105%
PRD	100.770%	97.695%	142.014%

Total Santa Fe County's median ratio is 94.7%. A median ratio between 90% and 110% is within IAAO guidelines.

The COD for Total Santa Fe County is 9.063%. A COD between 5% and 10% is ideal.

The PRD for Total Santa Fe County is 100.77%. A PRD between 98% and 103% is within IAAO's guidelines.

There are 0 ratios at 25% or less. These sales should be investigated further to determine the cause of the low ratios.

There are 0 ratios above 150%. These sales should also be investigated further.

MEDIAN SALE PRICE \$ 359,064

**State of New Mexico
Taxation Revenue
Department
Property Tax Division**

INSIDE CITY OF SANTA FE 2019 RESIDENTIAL SALES RATIO STUDY

Ratios	<u>Current vs Sale</u>	<u>Prior vs Sale</u>	<u>2003 vs Sale</u>
# of Sales	1,698	1,706	1,112
Minimum	38.459%	3.162%	1.554%
1st Quartile	88.355%	57.717%	34.755%
2nd Quartile / Median	94.841%	69.447%	44.449%
3rd Quartile	101.381%	80.406%	53.333%
4th Quartile / Maximum	141.844%	198.099%	380.133%
IQR (InterQuartileRange)	13.026%	22.689%	18.579%
Mean	95.221%	66.292%	43.915%
Median	94.841%	69.450%	44.450%
Total Absolute Difference	141.8309	287.4648	135.7845
COD	8.807%	24.262%	27.471%
Std Dev	10.930%	23.547%	18.491%
COV	11.479%	35.520%	42.106%
SUM of SALES	725,719,147	804,469,741	804,469,741
SUM of CURRENT	684,545,202		
SUM of PRIOR		545,503,584	
SUM of 2003			235,178,119
Wtd Mean	94.326%	67.809%	29.234%
PRD	100.949%	97.763%	150.220%

Inside City Of Santa Fe County's median ratio is 94.841%. A median ratio between 90% and 110% is within IAAO guidelines.

The COD for Inside City Of Santa Fe County is 8.807%. A COD between 5% and 10% is ideal.

The PRD for Inside City Of Santa Fe County is 100.949%. A PRD between 98% and 103% is within IAAO's guidelines.

There are 0 ratios at 25% or less. These sales should be investigated further to determine the cause of the low ratios.

There are 0 ratios above 150%. These sales should also be investigated further.

MEDIAN SALE PRICE \$ 335,000

**State of New Mexico
Taxation Revenue
Department
Property Tax Division**

OUTSIDE CITY OF SANTA FE LIMITS 2019 RESIDENTIAL SALES RATIO STUDY

Ratios	<u>Current vs Sale</u>	<u>Prior vs Sale</u>	<u>2003 vs Sale</u>
# of Sales	838	838	557
Minimum	46.331%	1.339%	1.277%
1st Quartile	88.011%	63.057%	17.768%
2nd Quartile / Median	94.870%	75.020%	42.395%
3rd Quartile	101.388%	84.750%	56.084%
4th Quartile / Maximum	137.038%	357.634%	130.299%
IQR (InterQuartileRange)	13.377%	21.693%	38.316%
Mean	95.035%	71.656%	41.951%
Median	94.870%	75.020%	42.390%
Total Absolute Difference	72.7577	139.6486	108.2524
COD	9.152%	22.213%	45.848%
Std Dev	11.466%	25.742%	24.529%
COV	12.065%	35.924%	58.470%
SUM of SALES	477,877,399	523,377,711	523,377,711
SUM of CURRENT	452,311,386		
SUM of PRIOR		382,359,542	
SUM of 2003			163,119,914
Wtd Mean	94.650%	73.056%	31.167%
PRD	100.407%	98.084%	134.603%

Outside City Of Santa Fe Limits County's median ratio is 94.87%. A median ratio between 90% and 110% is within IAAO guidelines.

The COD for Outside City Of Santa Fe Limits County is 9.152%. A COD between 5% and 10% is ideal.

The PRD for Outside City Of Santa Fe Limits County is 100.407%. A PRD between 98% and 103% is within IAAO's guidelines.

There are 0 ratios at 25% or less. These sales should be investigated further to determine the cause of the low ratios.

There are 0 ratios above 150%. These sales should also be investigated further.

MEDIAN SALE PRICE \$ 468,200

**State of New Mexico
Taxation Revenue
Department
Property Tax Division**

NORTHERN SANTA FE COUNTY 2019 RESIDENTIAL SALES RATIO STUDY

Ratios	<u>Current vs Sale</u>	<u>Prior vs Sale</u>	<u>2003 vs Sale</u>
# of Sales	45	46	36
Minimum	68.122%	32.407%	2.662%
1st Quartile	85.359%	61.420%	32.760%
2nd Quartile / Median	91.657%	70.344%	47.650%
3rd Quartile	98.001%	83.758%	59.115%
4th Quartile / Maximum	131.010%	112.150%	107.102%
IQR (<i>InterQuartileRange</i>)	12.642%	22.339%	26.355%
Mean	92.462%	71.319%	46.353%
Median	91.657%	70.340%	47.650%
Total Absolute Difference	3.8097	6.5605	5.9131
COD	9.237%	20.276%	34.471%
Std Dev	11.396%	18.249%	21.549%
COV	12.325%	25.587%	46.490%
SUM of SALES	13,445,416	20,091,344	20,091,344
SUM of CURRENT	12,194,791		
SUM of PRIOR		14,337,804	
SUM of 2003			6,774,422
Wtd Mean	90.699%	71.363%	33.718%
PRD	101.944%	99.939%	137.472%

Northern Santa Fe County's median ratio is 91.657%. A median ratio between 90% and 110% is within IAAO guidelines.

The COD for Northern Santa Fe County is 9.237%. A COD between 5% and 10% is ideal.

The PRD for Northern Santa Fe County is 101.944%. A PRD between 98% and 103% is within IAAO's guidelines.

There are 0 ratios at 25% or less. These sales should be investigated further to determine the cause of the low ratios.

There are 0 ratios above 150%. These sales should also be investigated further.

MEDIAN SALE PRICE \$ 226,500

State of New Mexico
Taxation Revenue
Department
Property Tax Division

SOUTHERN SANTA FE COUNTY 2019 RESIDENTIAL SALES RATIO STUDY

Ratios	Current vs Sale	Prior vs Sale	2003 vs Sale
# of Sales	169	170	149
Minimum	65.178%	6.318%	5.934%
1st Quartile	84.433%	65.822%	12.920%
2nd Quartile / Median	93.512%	76.923%	40.429%
3rd Quartile	101.959%	86.915%	52.527%
4th Quartile / Maximum	130.194%	122.846%	79.001%
IQR (InterQuartileRange)	17.527%	21.094%	39.607%
Mean	95.034%	74.039%	36.202%
Median	93.512%	76.920%	40.430%
Total Absolute Difference	17.3874	26.1711	26.5599
COD	11.002%	20.014%	44.090%
Std Dev	13.207%	22.280%	20.989%
COV	13.897%	30.093%	57.977%
SUM of SALES	39,167,683	44,199,856	44,199,856
SUM of CURRENT	36,576,349		
SUM of PRIOR		33,656,047	
SUM of 2003			14,026,580
Wtd Mean	93.384%	76.145%	31.734%
PRD	101.767%	97.234%	114.079%

Southern Santa Fe County's median ratio is 93.512%. A median ratio between 90% and 110% is within IAAO guidelines.

The COD for Southern Santa Fe County is 11.002%. A COD between 10% and 15% is within IAAO standards, but a COD of below 10% is preferable.

The PRD for Southern Santa Fe County is 101.767%. A PRD between 98% and 103% is within IAAO's guidelines.

There are 0 ratios at 25% or less. These sales should be investigated further to determine the cause of the low ratios.

There are 0 ratios above 150%. These sales should also be investigated further.

MEDIAN SALE PRICE \$ 216,250