

1st Quarter Trends

Durango In Town Homes							
	2006 Q1	2005 Q1	2004 Q1	2003 Q1	2002 Q1	2001 Q1	2000 Q1
Average Price	\$ 459,950	\$ 333,791	\$ 300,299	\$ 310,701	\$ 264,031	\$ 211,589	\$ 244,551
Median Price	\$ 394,000	\$ 311,000	\$ 276,474	\$ 265,360	\$ 241,000	\$ 181,000	\$ 225,000
Total Volume	\$ 13,798,500	\$ 13,017,851	\$ 10,510,470	\$ 8,078,220	\$ 9,241,100	\$ 4,443,372	\$ 4,401,912
Number Sold	30	39	35	26	35	21	18
Avg. Days on Market	213	136	137	94	167	110	53
High Price	\$ 980,000	\$ 688,000	\$ 667,500	\$ 1,133,000	\$ 590,000	\$ 357,211	\$ 455,000
Low Price	\$ 218,000	\$ 130,000	\$ 195,000	\$ 96,500	\$ 109,000	\$ 125,500	\$ 115,000
Percent Change from Previous Year							
	2006	2005	2004	2003	2002	2001	2000
Average Price	38%	11%	-3%	18%	25%	-13%	
Median Price	27%	12%	4%	10%	33%	-20%	
Total Volume	6%	24%	30%	-13%	108%	1%	
Number Sold	-23%	11%	35%	-26%	67%	17%	
Avg. Days on Market	57%	-1%	46%	-44%	52%	108%	
High Price	42%	3%	-41%	92%	65%	-21%	
Low Price	68%	-33%	102%	-11%	-13%	9%	

Bayfield In Town Homes							
	2006 Q1	2005 Q1	2004 Q1	2003 Q1	2002 Q1	2001 Q1	2000 Q1
Average Price	\$ 262,392	\$ 225,125	\$ 218,000	\$ 122,250	\$ 131,207	\$ 135,163	\$ 109,071
Median Price	\$ 280,000	\$ 212,750	\$ 230,000	\$ 126,500	\$ 131,625	\$ 140,500	\$ 100,000
Total Volume	\$ 3,411,100	\$ 900,500	\$ 654,000	\$ 489,000	\$ 393,620	\$ 1,081,300	\$ 763,500
Number Sold	13	4	3	4	3	8	7
Avg. Days on Market	103	123	74	84	118	261	238
High Price	\$ 349,000	\$ 300,000	\$ 239,000	\$ 148,000	\$ 137,000	\$ 183,000	\$ 157,500
Low Price	\$ 181,500	\$ 175,000	\$ 185,000	\$ 88,000	\$ 124,995	\$ 60,000	\$ 77,000
Percent Change from Previous Year							
	2006	2005	2004	2003	2002	2001	2000
Average Price	17%	3%	78%	-7%	-3%	24%	
Median Price	32%	-8%	82%	-4%	-6%	41%	
Total Volume	279%	38%	34%	24%	-64%	42%	
Number Sold	225%	33%	-25%	33%	-63%	14%	
Avg. Days on Market	-16%	66%	-12%	-29%	-55%	10%	
High Price	16%	26%	61%	8%	-25%	16%	
Low Price	4%	-5%	110%	-30%	108%	-22%	

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	Ignacio In Town Homes						
	2006 Q1	2005 Q1	2004 Q1	2003 Q1	2002 Q1	2001 Q1	2000 Q1
Average Price	\$ 213,000	\$ 87,600	\$ 115,500	\$ 68,000	\$ -	\$ 69,900	\$ 86,667
Median Price	\$ 213,000	\$ 87,600	\$ 90,000	\$ 68,000	\$ -	\$ 69,900	\$ 85,000
Total Volume	\$ 213,000	\$ 87,600	\$ 346,500	\$ 136,000	\$ -	\$ 69,900	\$ 260,000
Number Sold	1	1	3	2	0	1	3
Avg. Days on Market	374	432	183	95	0	243	158
High Price	\$ 213,000	\$ 87,600	\$ 216,000	\$ 76,000	\$ -	\$ 69,900	\$ 107,000
Low Price	\$ 213,000	\$ 87,600	\$ 40,000	\$ 60,000	\$ -	\$ 69,900	\$ 68,000

	Percent Change from Previous Year						
	2006	2005	2004	2003	2002	2001	2000
Average Price	143%	-24%	70%	#DIV/0!	-100%	-19%	
Median Price	143%	-3%	32%	#DIV/0!	-100%	-18%	
Total Volume	143%	-75%	155%	#DIV/0!	-100%	-73%	
Number Sold	0%	-67%	50%	#DIV/0!	-100%	-67%	
Avg. Days on Market	-13%	136%	93%	#DIV/0!	-100%	54%	
High Price	143%	-59%	184%	#DIV/0!	-100%	-35%	
Low Price	143%	119%	-33%	#DIV/0!	-100%	3%	

	Country Homes (<35 acres and +35 acres) - La Plata County Combined						
	2006 Q1	2005 Q1	2004 Q1	2003 Q1	2002 Q1	2001 Q1	2000 Q1
Average Price	\$ 425,990	\$ 318,961	\$ 303,818	\$ 277,681	\$ 311,318	\$ 224,069	\$ 278,825
Median Price	\$ 345,000	\$ 266,450	\$ 225,950	\$ 240,000	\$ 245,000	\$ 189,500	\$ 168,500
Total Volume	\$ 42,173,070	\$ 32,533,996	\$ 28,558,931	\$ 17,771,600	\$ 23,660,190	\$ 15,236,700	\$ 20,354,210
Number Sold	99	102	94	64	76	68	73
Avg. Days on Market	184	188	182	172	155	181	240
High Price	\$ 2,000,000	\$ 1,550,000	\$ 1,437,750	\$ 1,000,000	\$ 2,750,000	\$ 1,000,000	\$ 2,000,000
Low Price	\$ 86,900	\$ 52,000	\$ 92,000	\$ 67,500	\$ 80,100	\$ 68,000	\$ 45,000

	Percent Change from Previous Year						
	2006	2005	2004	2003	2002	2001	2000
Average Price	34%	5%	9%	-11%	39%	-20%	
Median Price	29%	18%	-6%	-2%	29%	12%	
Total Volume	30%	14%	61%	-25%	55%	-25%	
Number Sold	-3%	9%	47%	-16%	12%	-7%	
Avg. Days on Market	-2%	3%	6%	11%	-14%	-25%	
High Price	29%	8%	44%	-64%	175%	-50%	
Low Price	67%	-43%	36%	-16%	18%	51%	

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Country Homes (<35 acres and +35 acres) - Durango							
	2006 Q1	2005 Q1	2004 Q1	2003 Q1	2002 Q1	2001 Q1	2000 Q1
Average Price	\$ 468,956	\$ 361,795	\$ 381,927	\$ 339,687	\$ 359,343	\$ 283,115	\$ 344,579
Median Price	\$ 378,500	\$ 284,000	\$ 315,000	\$ 307,450	\$ 269,900	\$ 277,000	\$ 190,500
Total Volume	\$ 30,951,100	\$ 19,898,700	\$ 17,186,700	\$ 12,908,100	\$ 19,045,200	\$ 11,041,500	\$ 15,161,460
Number Sold	66	55	45	38	53	39	44
Avg. Days on Market	175	187	202	167	169	208	247
High Price	\$ 2,000,000	\$ 1,550,000	\$ 1,437,750	\$ 1,000,000	\$ 2,750,000	\$ 1,000,000	\$ 2,000,000
Low Price	\$ 166,000	\$ 52,000	\$ 10,200	\$ 95,000	\$ 80,100	\$ 108,000	\$ 45,000
Percent Change from Previous Year							
	2006	2005	2004	2003	2002	2001	2000
Average Price	30%	-5%	12%	-5%	27%	-18%	
Median Price	33%	-10%	2%	14%	-3%	45%	
Total Volume	56%	16%	33%	-32%	72%	-27%	
Number Sold	20%	22%	18%	-28%	36%	-11%	
Avg. Days on Market	-6%	-7%	21%	-1%	-19%	-16%	
High Price	29%	8%	44%	-64%	175%	-50%	
Low Price	219%	410%	-89%	19%	-26%	140%	

Country Homes (<35 acres and +35 acres) - Bayfield							
	2006 Q1	2005 Q1	2004 Q1	2003 Q1	2002 Q1	2001 Q1	2000 Q1
Average Price	\$ 410,209	\$ 273,908	\$ 242,070	\$ 200,286	\$ 207,000	\$ 141,515	\$ 187,952
Median Price	\$ 332,159	\$ 240,000	\$ 205,800	\$ 175,000	\$ 206,000	\$ 139,450	\$ 135,000
Total Volume	\$ 7,383,769	\$ 9,586,780	\$ 7,988,326	\$ 4,206,000	\$ 4,139,990	\$ 2,830,300	\$ 3,947,000
Number Sold	18	35	33	21	20	20	21
Avg. Days on Market	248	183	152	187	118	120	224
High Price	\$ 1,650,000	\$ 700,000	\$ 710,000	\$ 430,000	\$ 405,000	\$ 207,500	\$ 62,500
Low Price	\$ 178,000	\$ 82,500	\$ 110,000	\$ 90,000	\$ 117,000	\$ 68,750	\$ 70,000
Percent Change from Previous Year							
	2006	2005	2004	2003	2002	2001	2000
Average Price	50%	13%	21%	-3%	46%	-25%	
Median Price	38%	17%	18%	-15%	48%	3%	
Total Volume	-23%	20%	90%	2%	46%	-28%	
Number Sold	-49%	6%	57%	5%	0%	-5%	
Avg. Days on Market	36%	20%	-19%	58%	-2%	-46%	
High Price	136%	-1%	65%	6%	95%	232%	
Low Price	116%	-25%	22%	-23%	70%	-2%	

1st Quarter Trends

	Country Homes (<35 acres and +35 acres) - Ignacio						
	2006 Q1	2005 Q1	2004 Q1	2003 Q1	2002 Q1	2001 Q1	2000 Q1
Average Price	\$ 190,700	\$ 267,500	\$ 122,000	\$ 156,000	\$ -	\$ 190,975	\$ 158,679
Median Price	\$ 185,000	\$ 239,000	\$ 122,000	\$ 156,000	\$ -	\$ 199,500	\$ 128,750
Total Volume	\$ 953,501	\$ 1,872,500	\$ 244,000	\$ 312,000	\$ -	\$ 763,900	\$ 1,110,750
Number Sold	5	7	2	2	0	4	7
Avg. Days on Market	92	273	89	104	0	211	250
High Price	\$ 265,000	\$ 490,000	\$ 129,000	\$ 175,000	\$ -	\$ 280,000	\$ 375,000
Low Price	\$ 118,001	\$ 145,000	\$ 115,000	\$ 137,000	\$ -	\$ 84,900	\$ 71,000
	Percent Change from Previous Year						
	2006	2005	2004	2003	2002	2001	2000
Average Price	-29%	119%	-22%	#DIV/0!	-100%	20%	
Median Price	-23%	96%	-22%	#DIV/0!	-100%	55%	
Total Volume	-49%	667%	-22%	#DIV/0!	-100%	-31%	
Number Sold	-29%	250%	0%	#DIV/0!	-100%	-43%	
Avg. Days on Market	-66%	207%	-14%	#DIV/0!	-100%	-16%	
High Price	-46%	280%	-26%	#DIV/0!	-100%	-25%	
Low Price	-19%	26%	-16%	#DIV/0!	-100%	20%	

	Condo/Townhomes - Durango						
	2006 Q1	2005 Q1	2004 Q1	2003 Q1	2002 Q1	2001 Q1	2000 Q1
Average Price	\$ 296,966	\$ 268,943	\$ 257,098	\$ 158,257	\$ 173,578	\$ 115,426	\$ 150,132
Median Price	\$ 282,900	\$ 254,180	\$ 248,500	\$ 140,000	\$ 163,700	\$ 117,000	\$ 132,250
Total Volume	\$ 8,612,014	\$ 18,557,090	\$ 11,312,333	\$ 4,589,455	\$ 5,207,349	\$ 2,885,650	\$ 1,501,320
Number Sold	29	69	44	29	30	25	10
Avg. Days on Market	215	296	278	147	165	138	158
High Price	\$ 599,000	\$ 751,070	\$ 526,000	\$ 371,555	\$ 340,000	\$ 209,900	\$ 269,900
Low Price	\$ 119,500	\$ 46,500	\$ 74,400	\$ 58,000	\$ 63,250	\$ 37,000	\$ 84,000
	Percent Change from Previous Year						
	2006	2005	2004	2003	2002	2001	2000
Average Price	10%	5%	62%	-9%	50%	-23%	
Median Price	11%	2%	78%	-14%	40%	-12%	
Total Volume	-54%	64%	146%	-12%	80%	92%	
Number Sold	-58%	57%	52%	-3%	20%	150%	
Avg. Days on Market	-27%	6%	89%	-11%	20%	-13%	
High Price	-20%	43%	42%	9%	62%	-22%	
Low Price	157%	-38%	28%	-8%	71%	-56%	

1st Quarter Trends

	Condo/Townhomes - Resort						
	2006 Q1	2005 Q1	2004 Q1	2003 Q1	2002 Q1	2001 Q1	2000 Q1
Average Price	\$ 360,313	\$ 205,689	\$ 160,645	\$ 104,415	\$ 232,500	\$ 113,250	\$ 138,000
Median Price	\$ 301,500	\$ 94,500	\$ 158,000	\$ 73,000	\$ 115,500	\$ 104,000	\$ 135,000
Total Volume	\$ 8,647,514	\$ 9,667,380	\$ 3,212,900	\$ 3,550,103	\$ 3,720,000	\$ 1,585,500	\$ 1,242,000
Number Sold	24	47	20	34	16	14	9
Avg. Days on Market	210	199	271	365	175	176	513
High Price	\$ 1,603,193	\$ 726,180	\$ 405,000	\$ 294,000	\$ 1,900,000	\$ 237,500	\$ 280,000
Low Price	\$ 61,000	\$ 14,000	\$ 16,500	\$ 27,500	\$ 33,000	\$ 35,000	\$ 20,000
	Percent Change from Previous Year						
	2006	2005	2004	2003	2002	2001	2000
Average Price	75%	28%	54%	-55%	105%	-18%	
Median Price	219%	-40%	116%	-37%	11%	-23%	
Total Volume	-11%	201%	-9%	-5%	135%	28%	
Number Sold	-49%	135%	-41%	113%	14%	56%	
Avg. Days on Market	6%	-27%	-26%	109%	-1%	-66%	
High Price	121%	79%	38%	-85%	700%	-15%	
Low Price	336%	-15%	-40%	-17%	-6%	75%	

**La Plata County Combined statistics includes: Durango, Bayfield, Breen, Hesperus, Igancio, Kline, Marvel, Red Mesa and Vallecto. Please disclose the use of the new areas used in the calculations when making comparisons to past statistics.

* Residential Sales now reflect only those properties sold in La Plata County. Please disclose the use of new areas used in calculations.

This information is provided by the Multiple Listing Service of the Durango Area Association of REALTORS, Inc. and is based on MLS statistics only. Data maintained is deemed reliable but not guaranteed, and may not reflect all real estate activity.