



Durango Area Association of REALTORS®, Inc.

STATISTICS

Quarter: 1st

DATES: January 1, 2007 to March 31, 2007

Property Type	Average Price	Median Price	Total Volume	Number Sold	Avg. Days on Market	High Price	Low Price	Residential Sales *
IN TOWN HOMES								(La Plata County Only) **
Durango	\$467,830	\$388,250	\$17,777,572	38	187	\$1,260,000	\$230,000	Below \$100,000
Bayfield	\$269,891	\$261,950	\$3,778,484	14	160	\$417,327	\$205,000	4
Ignacio	\$0	\$0	\$0	0	0	\$0	\$0	
COUNTRY HOMES (<35 acres and +35 acres)								
La Plata County Combined**	\$412,624	\$328,000	\$34,247,846	83	192	\$1,235,000	\$55,000	\$100,000 - \$149,999
Durango	\$461,341	\$423,000	\$21,221,696	46	182	\$1,235,000	\$55,000	2
Bayfield	\$366,928	\$269,850	\$8,439,350	23	217	\$1,175,000	\$160,000	
Ignacio	\$274,500	\$236,500	\$1,098,000	4	224	\$455,000	\$170,000	
Resort	\$427,500	\$317,500	\$1,710,000	4	341	\$825,000	\$250,000	\$150,000 - \$239,999
CONDO/TOWNHOMES								
Durango	\$338,738	\$332,450	\$8,807,200	26	253	\$1,000,000	\$125,000	29
Bayfield	\$225,408	\$228,070	\$1,127,043	5	329	\$242,895	\$212,500	
Resort	\$340,146	\$187,500	\$4,421,900	13	167	\$1,170,000	\$110,000	\$240,000 - \$499,999
FARM/RANCH								
La Plata County Combined**	\$1,421,666	\$540,000	\$4,265,000	3	279	\$3,400,000	\$325,000	95
LAND (In Town)								
Durango	\$270,750	\$265,000	\$1,083,000	4	608	\$348,000	\$205,000	\$500,000 - \$999,999
Bayfield	\$72,000	\$72,000	\$72,000	1	519	\$72,000	\$72,000	32
Ignacio	\$63,365	\$63,395	\$126,730	2	304	\$71,730	\$55,000	
LAND (La Plata County Combined)**								
Lots under 1 Acre	\$137,200	\$165,000	\$686,000	5	213	\$212,000	\$50,000	1,000,000 +
Under 10 Acres	\$172,361	\$160,500	\$3,102,500	18	184	\$425,000	\$51,500	4
10 to 34.99 Acres	\$93,000	\$25,000	\$279,000	3	708	\$240,000	\$14,000	
35 Acres or More	\$292,857	\$125,000	\$2,050,000	7	195	\$845,000	\$69,500	
Farm & Ranch	\$1,595,000	\$1,595,000	\$3,190,000	2	189	\$2,860,000	\$330,000	
Multi-Family	\$0	\$0	\$0	0	0	\$0	\$0	
Resort Land	\$305,230	\$247,500	\$3,052,300	10	488	\$635,000	\$150,000	
BUSINESS & INCOME (La Plata County Combined)**								
Business Opportunities	\$0	\$0	\$0	0	0	\$0	\$0	
Commercial/Income	\$1,066,939	\$645,000	\$14,937,157	14	171	\$4,875,000	\$218,000	
Commercial Land	\$0	\$0	\$0	0	0	\$0	\$0	
Commercial Lease	\$13,448	\$13,448	\$26,896	2	122	\$24,696	\$2,200	
Mobile/Modular - No Land	\$0	\$0	\$0	0	0	\$0	\$0	
Multi-Family	\$292,500	\$292,500	\$585,000	2	130	\$330,000	\$255,000	

La Plata County Combined statistics includes: (Durango, Bayfield, Breen, Hesperus, Ignacio, Kline, Marvel, Red Mesa, Vallecito) 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.

1st Quarter Trends

COLOR CODE

DURANGO

BAYFIELD

IGNACIO

LaPlata Co.

RESORTS

	Durango In Town Homes							
	2007 Q1	2006 Q1	2005 Q1	2004 Q1	2003 Q1	2002 Q1	2001 Q1	2000 Q1
Average Price	\$ 467,830	\$ 459,950	\$ 333,791	\$ 300,299	\$ 310,701	\$ 264,031	\$ 211,589	\$ 244,551
Median Price	\$ 388,250	\$ 394,000	\$ 311,000	\$ 276,474	\$ 265,360	\$ 241,000	\$ 181,000	\$ 225,000
Total Volume	\$ 17,777,572	\$ 13,798,500	\$ 13,017,851	\$ 10,510,470	\$ 8,078,220	\$ 9,241,100	\$ 4,443,372	\$ 4,401,912
Number Sold	38	30	39	35	26	35	21	18
Avg. Days on Market	187	213	136	137	94	167	110	53
High Price	\$ 1,260,000	\$ 980,000	\$ 688,000	\$ 667,500	\$ 1,133,000	\$ 590,000	\$ 357,211	\$ 455,000
Low Price	\$ 230,000	\$ 218,000	\$ 130,000	\$ 195,000	\$ 96,500	\$ 109,000	\$ 125,500	\$ 115,000
	Percent Change from Previous Year							
	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	2%	38%	11%	-3%	18%	25%	-13%	
Median Price	-1%	27%	12%	4%	10%	33%	-20%	
Total Volume	29%	6%	24%	30%	-13%	108%	1%	
Number Sold	27%	-23%	11%	35%	-26%	67%	17%	
Avg. Days on Market	-12%	57%	-1%	46%	-44%	52%	108%	
High Price	29%	42%	3%	-41%	92%	65%	-21%	
Low Price	6%	68%	-33%	102%	-11%	-13%	9%	
	Bayfield In Town Homes							
	2007Q1	2006 Q1	2005 Q1	2004 Q1	2003 Q1	2002 Q1	2001 Q1	2000 Q1
Average Price	\$ 269,891	\$ 262,392	\$ 225,125	\$ 218,000	\$ 122,250	\$ 131,207	\$ 135,163	\$ 109,071
Median Price	\$ 261,950	\$ 280,000	\$ 212,750	\$ 230,000	\$ 126,500	\$ 131,625	\$ 140,500	\$ 100,000
Total Volume	\$ 3,778,484	\$ 3,411,100	\$ 900,500	\$ 654,000	\$ 489,000	\$ 393,620	\$ 1,081,300	\$ 763,500
Number Sold	14	13	4	3	4	3	8	7
Avg. Days on Market	160	103	123	74	84	118	261	238
High Price	\$ 417,327	\$ 349,000	\$ 300,000	\$ 239,000	\$ 148,000	\$ 137,000	\$ 183,000	\$ 157,500
Low Price	\$ 205,000	\$ 181,500	\$ 175,000	\$ 185,000	\$ 88,000	\$ 124,995	\$ 60,000	\$ 77,000
	Percent Change from Previous Year							
	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	3%	17%	3%	78%	-7%	-3%	24%	
Median Price	-6%	32%	-8%	82%	-4%	-6%	41%	
Total Volume	11%	279%	38%	34%	24%	-64%	42%	
Number Sold	8%	225%	33%	-25%	33%	-63%	14%	
Avg. Days on Market	55%	-16%	66%	-12%	-29%	-55%	10%	
High Price	20%	16%	26%	61%	8%	-25%	16%	
Low Price	13%	4%	-5%	110%	-30%	108%	-22%	

1st Quarter Trends

COLOR CODE	DURANGO	BAYFIELD	IGNACIO	LaPlata Co.	RESORTS			
	Ignacio In Town Homes							
	2007 Q1	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	0	1	1	3	2	0	1	3
Avg. Days on Market	0	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							
	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	-100%	143%	-24%	70%	#DIV/0!	-100%	-19%	
Median Price	-100%	143%	-3%	32%	#DIV/0!	-100%	-18%	
Total Volume	-100%	143%	-75%	155%	#DIV/0!	-100%	-73%	
Number Sold	-100%	0%	-67%	50%	#DIV/0!	-100%	-67%	
Avg. Days on Market	-100%	-13%	136%	93%	#DIV/0!	-100%	54%	
High Price	-100%	143%	-59%	184%	#DIV/0!	-100%	-35%	
Low Price	-100%	143%	119%	-33%	#DIV/0!	-100%	3%	
	Country Homes (<35 acres and +35 acres) - La Plata County Combined							
	2007 Q1	2006 Q1	2005 Q1	2004 Q1	2003 Q1	2002 Q1	2001 Q1	2000 Q1
Average Price	\$ 412,624	\$ 425,990	\$ 318,961	\$ 303,818	\$ 277,681	\$ 311,318	\$ 224,069	\$ 278,825
Median Price	\$ 328,000	\$ 345,000	\$ 266,450	\$ 225,950	\$ 240,000	\$ 245,000	\$ 189,500	\$ 168,500
Total Volume	\$ 34,247,846	\$ 42,173,070	\$ 32,533,996	\$ 28,558,931	\$ 17,771,600	\$ 23,660,190	\$ 15,236,700	\$ 20,354,210
Number Sold	83	99	102	94	64	76	68	73
Avg. Days on Market	192	184	188	182	172	155	181	240
High Price	\$ 1,235,000	\$ 2,000,000	\$ 1,550,000	\$ 1,437,750	\$ 1,000,000	\$ 2,750,000	\$ 1,000,000	\$ 2,000,000
Low Price	\$ 55,000	\$ 86,900	\$ 52,000	\$ 92,000	\$ 67,500	\$ 80,100	\$ 68,000	\$ 45,000
	Percent Change from Previous Year							
	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	-3%	34%	5%	9%	-11%	39%	-20%	
Median Price	-5%	29%	18%	-6%	-2%	29%	12%	
Total Volume	-19%	30%	14%	61%	-25%	55%	-25%	
Number Sold	-16%	-3%	9%	47%	-16%	12%	-7%	
Avg. Days on Market	4%	-2%	3%	6%	11%	-14%	-25%	
High Price	-38%	29%	8%	44%	-64%	175%	-50%	
Low Price	-37%	67%	-43%	36%	-16%	18%	51%	

1st Quarter Trends

COLOR CODE	DURANGO	BAYFIELD	IGNACIO	LaPlata Co.	RESORTS				
	Country Homes (<35 acres and +35 acres) - Durango								
	2007 Q1	2006 Q1	2005 Q1	2004 Q1	2003 Q1	2002 Q1	2001 Q1	2000 Q1	
Average Price	\$ 461,341	\$ 468,956	\$ 361,795	\$ 381,927	\$ 339,687	\$ 359,343	\$ 283,115	\$ 344,579	
Median Price	\$ 423,000	\$ 378,500	\$ 284,000	\$ 315,000	\$ 307,450	\$ 269,900	\$ 277,000	\$ 190,500	
Total Volume	\$ 21,221,696	\$ 30,951,100	\$ 19,898,700	\$ 17,186,700	\$ 12,908,100	\$ 19,045,200	\$ 11,041,500	\$ 15,161,460	
Number Sold	46	66	55	45	38	53	39	44	
Avg. Days on Market	182	175	187	202	167	169	208	247	
High Price	\$ 1,235,000	\$ 2,000,000	\$ 1,550,000	\$ 1,437,750	\$ 1,000,000	\$ 2,750,000	\$ 1,000,000	\$ 2,000,000	
Low Price	\$ 55,000	\$ 166,000	\$ 52,000	\$ 10,200	\$ 95,000	\$ 80,100	\$ 108,000	\$ 45,000	
	Percent Change from Previous Year								
	2007	2006	2005	2004	2003	2002	2001	2000	
Average Price	-2%	30%	-5%	12%	-5%	27%	-18%		
Median Price	12%	33%	-10%	2%	14%	-3%	45%		
Total Volume	-31%	56%	16%	33%	-32%	72%	-27%		
Number Sold	-30%	20%	22%	18%	-28%	36%	-11%		
Avg. Days on Market	4%	-6%	-7%	21%	-1%	-19%	-16%		
High Price	-38%	29%	8%	44%	-64%	175%	-50%		
Low Price	-67%	219%	410%	-89%	19%	-26%	140%		
	Country Homes (<35 acres and +35 acres) - Bayfield								
	2007 Q1	2006 Q1	2005 Q1	2004 Q1	2003 Q1	2002 Q1	2001 Q1	2000 Q1	
Average Price	\$ 366,928	\$ 410,209	\$ 273,908	\$ 242,070	\$ 200,286	\$ 207,000	\$ 141,515	\$ 187,952	
Median Price	\$ 269,850	\$ 332,159	\$ 240,000	\$ 205,800	\$ 175,000	\$ 206,000	\$ 139,450	\$ 135,000	
Total Volume	\$ 8,439,350	\$ 7,383,769	\$ 9,586,780	\$ 7,988,326	\$ 4,206,000	\$ 4,139,990	\$ 2,830,300	\$ 3,947,000	
Number Sold	23	18	35	33	21	20	20	21	
Avg. Days on Market	217	248	183	152	187	118	120	224	
High Price	\$ 1,175,000	\$ 1,650,000	\$ 700,000	\$ 710,000	\$ 430,000	\$ 405,000	\$ 207,500	\$ 62,500	
Low Price	\$ 160,000	\$ 178,000	\$ 82,500	\$ 110,000	\$ 90,000	\$ 117,000	\$ 68,750	\$ 70,000	
	Percent Change from Previous Year								
	2007	2006	2005	2004	2003	2002	2001	2000	
Average Price	-11%	50%	13%	21%	-3%	46%	-25%		
Median Price	-19%	38%	17%	18%	-15%	48%	3%		
Total Volume	14%	-23%	20%	90%	2%	46%	-28%		
Number Sold	28%	-49%	6%	57%	5%	0%	-5%		
Avg. Days on Market	-13%	36%	20%	-19%	58%	-2%	-46%		
High Price	-29%	136%	-1%	65%	6%	95%	232%		
Low Price	-10%	116%	-25%	22%	-23%	70%	-2%		

1st Quarter Trends

COLOR CODE	DURANGO	BAYFIELD	IGNACIO	LaPlata Co.	RESORTS				
	Condo/Townhomes - Resort								
	2007 Q1	2006 Q1	2005 Q1	2004 Q1	2003 Q1	2002 Q1	2001 Q1	2000 Q1	
Average Price	\$ 340,146	\$ 360,313	\$ 205,689	\$ 160,645	\$ 104,415	\$ 232,500	\$ 113,250	\$ 138,000	
Median Price	\$ 187,500	\$ 301,500	\$ 94,500	\$ 158,000	\$ 73,000	\$ 115,500	\$ 104,000	\$ 135,000	
Total Volume	\$ 4,421,900	\$ 8,647,514	\$ 9,667,380	\$ 3,212,900	\$ 3,550,103	\$ 3,720,000	\$ 1,585,500	\$ 1,242,000	
Number Sold	13	24	47	20	34	16	14	9	
Avg. Days on Market	167	210	199	271	365	175	176	513	
High Price	\$ 1,170,000	\$ 1,603,193	\$ 726,180	\$ 405,000	\$ 294,000	\$ 1,900,000	\$ 237,500	\$ 280,000	
Low Price	\$ 110,000	\$ 61,000	\$ 14,000	\$ 16,500	\$ 27,500	\$ 33,000	\$ 35,000	\$ 20,000	
	Percent Change from Previous Year								
	2007	2006	2005	2004	2003	2002	2001	2000	
Average Price	-6%	75%	28%	54%	-55%	105%	-18%		
Median Price	-38%	219%	-40%	116%	-37%	11%	-23%		
Total Volume	-49%	-11%	201%	-9%	-5%	135%	28%		
Number Sold	-46%	-49%	135%	-41%	113%	14%	56%		
Avg. Days on Market	-20%	6%	-27%	-26%	109%	-1%	-66%		
High Price	-27%	121%	79%	38%	-85%	700%	-15%		
Low Price	80%	336%	-15%	-40%	-17%	-6%	75%		
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