

**2004 Annual Sold Statistics  
(January 1st - December 31st)**

**Durango Area Association of REALTORS**

<b>Property Type</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Total Volume</b>	<b>Number Sold</b>	<b>Avg. Days on Market</b>
<b>IN TOWN HOMES</b>					
Durango	\$344,017	\$300,000	\$73,963,613	215	131
Bayfield	\$196,727	\$187,000	\$5,508,350	28	93
Ignacio	\$117,333	\$110,000	\$704,000	6	144
<b>COUNTRY HOMES (&lt;35 acres and +35 acres)</b>					
La Plata County Combined**	\$320,553	\$268,000	\$171,175,111	534	171
Durango	\$377,763	\$325,000	\$112,573,354	298	178
Bayfield	\$262,025	\$220,000	\$42,186,065	161	155
Ignacio	\$236,671	\$190,000	\$4,023,400	17	171
<b>CONDO/TOWNHOMES</b>					
Durango	\$250,122	\$241,000	\$56,227,450	225	200
Resort	\$160,838	\$133,750	\$12,867,045	80	192
<b>LAND ( In Town )</b>					
Durango	\$251,532	\$154,000	\$9,809,767	39	283
Bayfield	\$57,000	\$57,000	\$3,470,648	60	327
Ignacio	\$50,000	\$50,000	\$50,000	1	62
<b>LAND (La Plata County Combined)**</b>					
Lots under 1 Acre	\$104,749	\$83,750	\$7,960,942	76	162
Under 10 Acres	\$86,525	\$55,000	\$12,719,242	147	202
10 to 34.99 Acres	\$173,232	\$160,875	\$5,023,725	29	342
35 Acres or More	\$333,905	\$180,000	\$24,375,070	73	348
Farm & Ranch	\$296,875	\$255,000	\$1,187,500	4	295
<b>BUSINESS &amp; INCOME (La Plata County Combined)**</b>					
Business Opportunities	\$149,131	\$99,000	\$1,640,437	11	169
Commercial/Income	\$626,363	\$350,000	\$27,559,968	44	250
Commercial Land	\$281,500	\$227,500	\$3,941,000	14	662
Mobile/Modular - No Land	\$27,375	\$26,250	\$109,500	4	233
Multi-Family	\$495,746	\$367,200	\$6,444,701	13	175

\*\* La Plata County Combined; previously called All Areas Combined, included: (Durango, Bayfield, Ignacio, Mancos, Silverton) in the calculation of the statistics. The new calculation for 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.