

2005 4TH Quarter Statistics
(October 1st - December 31st)

Durango Area Association of REALTORS

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	\$ 382,780	\$ 350,000	\$ 15,694,000	41	94	\$ 750,000	\$ 189,900	Below \$100,000
Bayfield	\$ 277,645	\$ 299,500	\$ 3,054,100	11	74	\$ 355,000	\$ 179,000	20
Ignacio	\$ -	\$ -	\$ -	0	0	\$ -	\$ -	\$100,000 - \$149,999
COUNTRY HOMES (<35 acres and +35 acres)								19
La Plata County Combined	\$ 465,303	\$ 347,500	\$ 58,628,246	126	167	\$ 6,500,000	\$ 95,000	\$150,000 - \$239,999
Durango	\$ 568,382	\$ 385,500	\$ 45,470,561	80	169	\$ 6,500,000	\$ 96,000	52
Bayfield	\$ 324,258	\$ 315,000	\$ 9,403,500	29	163	\$ 540,000	\$ 200,000	\$240,000 - \$499,999
Ignacio	\$ 177,500	\$ 186,000	\$ 710,000	4	216	\$ 243,000	\$ 95,000	129
Resort	\$ 860,000	\$ 900,000	\$ 2,580,000	3	346	\$ 920,000	\$ 760,000	\$500,000 - \$999,999
CONDO/TOWNHOMES								47
Durango	\$ 277,584	\$ 243,000	\$ 13,601,638	49	267	\$ 795,000	\$ 84,000	\$1,000,000 +
Resort	\$ 264,285	\$ 212,000	\$ 9,250,000	35	129	\$ 1,070,000	\$ 58,000	7
LAND (IN TOWN)								
Durango	\$ 152,000	\$ 152,000	\$ 304,000	2	83	\$ 179,000	\$ 125,000	
Bayfield	\$ 63,754	\$ 62,100	\$ 701,300	11	78	\$ 72,100	\$ 57,000	
Ignacio	\$ -	\$ -	\$ -	0	0	\$ -	\$ -	
LAND (La Plata County Combined)**								
Lots Under 1 Acre	\$ 141,625	\$ 130,500	\$ 1,133,000	8	61	\$ 217,000	\$ 84,500	
Under 10 Acres	\$ 121,428	\$ 116,500	\$ 1,700,000	14	90	\$ 250,000	\$ 58,500	
10 to 34.99 Acres	\$ 273,333	\$ 240,000	\$ 820,000	3	419	\$ 450,000	\$ 130,000	
35 Acres or More	\$ 352,480	\$ 259,000	\$ 5,287,205	15	164	\$ 85,000	\$ 76,000	
Farm & Ranch	\$ 337,450	\$ 220,000	\$ 3,374,500	10	231	\$ 1,000,000	\$ 75,000	
Resort	\$ 260,800	\$ 229,900	\$ 4,172,800	16	176	\$ 850,000	\$ 132,000	
BUSINESS & INCOME (La Plata County Combined)**								
Commercial/Income	\$ 873,530	\$ 900,000	\$ 8,735,301	10	249	\$ 1,800,000	\$ 159,900	
Commercial Lease	\$ -	\$ -	\$ -	0	0	\$ -	\$ -	
Mobile/Modular - No Land	\$ 16,000	\$ 16,000	\$ 32,000	2	109	\$ 24,000	\$ 8,000	
Multi-Family	\$ 419,500	\$ 419,500	\$ 839,000	2	63	\$ 470,000	\$ 369,000	

**La Plata County Combined statistics includes: Durango, Bayfield, Breen, Hesperus, Ignacio, Kline, Marvel, Red Mesa and 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.