

2nd Quarter Trends

	Durango In Town Homes						
	2006 Q2	2005 Q2	2004 Q2	2003 Q2	2002 Q2	2001 Q2	2000 Q2
Average Price	\$ 511,262	\$ 388,096	\$ 310,636	\$ 288,661	\$ 265,988	\$ 250,644	\$ 224,150
Median Price	\$ 448,000	\$ 355,752	\$ 299,999	\$ 276,000	\$ 245,900	\$ 245,000	\$ 189,000
Total Volume	\$ 23,006,821	\$ 29,107,215	\$ 18,016,889	\$ 13,567,048	\$ 10,905,500	\$ 11,279,000	\$ 12,776,575
Number Sold	45	75	58	47	41	45	57
Avg. Days on Market	148	180	129	114	96	96	123
High Price	\$ 1,319,796	\$ 715,000	\$ 558,000	\$ 582,500	\$ 542,000	\$ 595,000	\$ 700,000
Low Price	\$ 290,000	\$ 118,200	\$ 117,500	\$ 115,000	\$ 105,000	\$ 119,100	\$ 107,000
	Percent Change from Previous Year						
	2006	2005	2004	2003	2002	2001	2000
Average Price	32%	25%	8%	9%	6%	12%	
Median Price	26%	19%	9%	12%	0%	30%	
Total Volume	-21%	62%	33%	24%	-3%	-12%	
Number Sold	-40%	29%	23%	15%	-9%	-21%	
Avg. Days on Market	-18%	40%	13%	19%	0%	-22%	
High Price	85%	28%	-4%	7%	-9%	-15%	
Low Price	145%	1%	2%	10%	-12%	11%	

	Bayfield In Town Homes						
	2006 Q2	2005 Q2	2004 Q2	2003 Q2	2002 Q2	2001 Q2	2000 Q2
Average Price	\$ 290,025	\$ 249,679	\$ 169,963	\$ 162,000	\$ 129,917	\$ 146,766	\$ 125,875
Median Price	\$ 293,450	\$ 239,395	\$ 172,000	\$ 146,500	\$ 128,750	\$ 150,000	\$ 125,875
Total Volume	\$ 4,640,400	\$ 3,245,821	\$ 679,850	\$ 2,268,000	\$ 779,500	\$ 1,908,090	\$ 251,750
Number Sold	16	13	4	14	6	13	2
Avg. Days on Market	132	128	153	112	77	104	158
High Price	\$ 485,000	\$ 363,000	\$ 175,850	\$ 245,000	\$ 162,500	\$ 205,000	\$ 157,000
Low Price	\$ 160,000	\$ 174,500	\$ 160,000	\$ 107,000	\$ 89,000	\$ 92,440	\$ 94,750
	Percent Change from Previous Year						
	2006	2005	2004	2003	2002	2001	2000
Average Price	16%	47%	5%	25%	-11%	17%	
Median Price	23%	39%	17%	14%	-14%	19%	
Total Volume	43%	377%	-70%	191%	-59%	658%	
Number Sold	23%	225%	-71%	133%	-54%	550%	
Avg. Days on Market	3%	-16%	37%	45%	-26%	-34%	
High Price	34%	106%	-28%	51%	-21%	31%	
Low Price	-8%	9%	50%	20%	-4%	-2%	

2nd Quarter Trends

Ignacio In Town Homes							
	2006 Q2	2005 Q2	2004 Q2	2003 Q2	2002 Q2	2001 Q2	2000 Q2
Average Price	\$ 103,000	\$ 135,833	\$ 110,000	\$ 119,667	\$ 83,000	\$ -	\$ 63,250
Median Price	\$ 103,000	\$ 126,500	\$ 110,000	\$ 122,500	\$ 83,000	\$ -	\$ 63,250
Total Volume	\$ 103,000	\$ 815,000	\$ 220,000	\$ 359,000	\$ 166,000	\$ -	\$ 126,500
Number Sold	1	6	2	3	2	0	2
Avg. Days on Market	20	119	116	107	171	0	183
High Price	\$ 103,000	\$ 195,000	\$ 115,000	\$ 128,500	\$ 110,000	\$ -	\$ 72,500
Low Price	\$ 103,000	\$ 50,000	\$ 105,000	\$ 108,000	\$ 56,000	\$ -	\$ 54,000
Percent Change from Previous Year							
	2006	2005	2004	2003	2002	2001	2000
Average Price	-24%	23%	-8%	44%	#DIV/0!	-100%	
Median Price	-19%	15%	-10%	48%	#DIV/0!	-100%	
Total Volume	-87%	270%	-39%	116%	#DIV/0!	-100%	
Number Sold	-83%	200%	-33%	50%	#DIV/0!	-100%	
Avg. Days on Market	-83%	3%	8%	-37%	#DIV/0!	-100%	
High Price	-47%	70%	-11%	17%	#DIV/0!	-100%	
Low Price	106%	-52%	-3%	93%	#DIV/0!	-100%	

Country Homes (<35 acres and +35 acres) - La Plata County Combined							
	2006 Q2	2005 Q2	2004 Q2	2003 Q2	2002 Q2	2001 Q2	2000 Q2
Average Price	\$ 401,870	\$ 383,802	\$ 292,561	\$ 284,959	\$ 256,895	\$ 250,251	\$ 236,847
Median Price	\$ 345,250	\$ 291,000	\$ 262,750	\$ 224,500	\$ 223,450	\$ 206,000	\$ 215,000
Total Volume	\$ 65,102,985	\$ 69,468,242	\$ 39,788,333	\$ 31,630,484	\$ 30,313,586	\$ 34,034,216	\$ 25,105,810
Number Sold	166	171	136	111	118	136	106
Avg. Days on Market	180	173	159	183	182	173	198
High Price	\$ 1,850,000	\$ 2,837,500	\$ 750,000	\$ 2,000,000	\$ 965,000	\$ 2,925,000	\$ 895,000
Low Price	\$ 67,000	\$ 75,000	\$ 60,000	\$ 56,500	\$ 29,500	\$ 61,000	\$ 32,000
Percent Change from Previous Year							
	2006	2005	2004	2003	2002	2001	2000
Average Price	5%	31%	3%	11%	3%	6%	
Median Price	19%	11%	17%	0%	8%	-4%	
Total Volume	-6%	75%	26%	4%	-11%	36%	
Number Sold	-3%	26%	23%	-6%	-13%	28%	
Avg. Days on Market	4%	9%	-13%	1%	5%	-13%	
High Price	-35%	278%	-63%	107%	-67%	227%	
Low Price	-11%	25%	6%	92%	-52%	91%	

2nd Quarter Trends

Country Homes (<35 acres and +35 acres) - Durango							
	2006 Q2	2005 Q2	2004 Q2	2003 Q2	2002 Q2	2001 Q2	2000 Q2
Average Price	\$ 469,118	\$ 462,067	\$ 327,625	\$ 363,061	\$ 289,290	\$ 308,362	\$ 267,134
Median Price	\$ 415,000	\$ 369,900	\$ 290,000	\$ 314,000	\$ 235,000	\$ 250,000	\$ 238,500
Total Volume	\$ 44,566,235	\$ 51,751,518	\$ 23,588,983	\$ 39,573,634	\$ 23,721,800	\$ 24,360,566	\$ 21,103,620
Number Sold	95	112	72	109	82	79	79
Avg. Days on Market	185	189	141	167	183	203	198
High Price	\$ 1,850,000	\$ 2,837,500	\$ 750,000	\$ 1,625,000	\$ 965,000	\$ 2,925,000	\$ 895,000
Low Price	\$ 145,000	\$ 95,000	\$ 60,000	\$ 114,000	\$ 50,000	\$ 130,000	\$ 32,000
Percent Change from Previous Year							
	2006	2005	2004	2003	2002	2001	2000
Average Price	2%	41%	-10%	26%	-6%	15%	
Median Price	12%	28%	-8%	34%	-6%	5%	
Total Volume	-14%	119%	-40%	67%	-3%	15%	
Number Sold	-15%	56%	-34%	33%	4%	0%	
Avg. Days on Market	-2%	34%	-16%	-9%	-10%	3%	
High Price	-35%	278%	-54%	68%	-67%	227%	
Low Price	53%	58%	-47%	128%	-62%	306%	

Country Homes (<35 acres and +35 acres) - Bayfield							
	2006 Q2	2005 Q2	2004 Q2	2003 Q2	2002 Q2	2001 Q2	2000 Q2
Average Price	\$ 319,443	\$ 263,741	\$ 255,067	\$ 213,784	\$ 213,627	\$ 163,578	\$ 166,738
Median Price	\$ 279,000	\$ 254,000	\$ 219,000	\$ 192,500	\$ 178,500	\$ 143,000	\$ 139,900
Total Volume	\$ 14,374,950	\$ 11,686,324	\$ 11,478,000	\$ 7,268,650	\$ 4,699,786	\$ 7,033,850	\$ 2,834,550
Number Sold	45	45	45	34	22	43	17
Avg. Days on Market	137	117	191	122	157	129	233
High Price	\$ 800,000	\$ 539,000	\$ 635,500	\$ 450,000	\$ 610,000	\$ 333,000	\$ 362,000
Low Price	\$ 202,900	\$ 127,500	\$ 127,000	\$ 90,000	\$ 105,000	\$ 80,000	\$ 75,000
Percent Change from Previous Year							
	2006	2005	2004	2003	2002	2001	2000
Average Price	21%	3%	19%	0%	31%	-2%	
Median Price	10%	16%	14%	8%	25%	2%	
Total Volume	23%	2%	58%	55%	-33%	148%	
Number Sold	0%	0%	32%	55%	-49%	153%	
Avg. Days on Market	17%	-39%	57%	-22%	22%	-45%	
High Price	48%	-15%	41%	-26%	83%	-8%	
Low Price	59%	0%	41%	-14%	31%	7%	

2nd Quarter Trends

	Country Homes (<35 acres and +35 acres) - Ignacio						
	2006 Q2	2005 Q2	2004 Q2	2003 Q2	2002 Q2	2001 Q2	2000 Q2
Average Price	\$ 363,642	\$ 259,857	\$ 306,238	\$ 216,080	\$ 155,813	\$ 167,233	\$ 118,728
Median Price	\$ 355,000	\$ 208,000	\$ 252,450	\$ 200,000	\$ 101,000	\$ 147,500	\$ 123,640
Total Volume	\$ 2,545,500	\$ 1,819,000	\$ 2,449,900	\$ 1,080,400	\$ 1,246,500	\$ 1,505,100	\$ 593,640
Number Sold	7	7	8	5	8	9	5
Avg. Days on Market	331	99	182	114	251	119	75
High Price	\$ 600,000	\$ 475,000	\$ 675,000	\$ 325,000	\$ 492,500	\$ 350,000	\$ 155,000
Low Price	\$ 205,500	\$ 125,000	\$ 125,000	\$ 152,500	\$ 29,500	\$ 61,000	\$ 85,000
	Percent Change from Previous Year						
	2006	2005	2004	2003	2002	2001	2000
Average Price	40%	-15%	42%	39%	-7%	41%	
Median Price	71%	-18%	26%	98%	-32%	19%	
Total Volume	40%	-26%	127%	-13%	-17%	154%	
Number Sold	0%	-13%	60%	-38%	-11%	80%	
Avg. Days on Market	234%	-46%	60%	-55%	111%	59%	
High Price	26%	-30%	108%	-34%	41%	126%	
Low Price	64%	0%	-18%	417%	-52%	-28%	

	Condo/Townhomes - Durango						
	2006 Q2	2005 Q2	2004 Q2	2003 Q2	2002 Q2	2001 Q2	2000 Q2
Average Price	\$ 309,205	\$ 300,505	\$ 218,910	\$ 160,030	\$ 150,243	\$ 143,535	\$ 127,717
Median Price	\$ 259,500	\$ 274,500	\$ 197,500	\$ 142,000	\$ 149,000	\$ 128,500	\$ 125,000
Total Volume	\$ 18,243,120	\$ 21,035,371	\$ 12,915,697	\$ 8,161,507	\$ 4,807,766	\$ 6,315,530	\$ 4,980,980
Number Sold	59	70	59	51	32	44	39
Avg. Days on Market	237	279	147	156	144	100	108
High Price	\$ 767,500	\$ 805,910	\$ 519,000	\$ 408,484	\$ 285,021	\$ 415,000	\$ 295,000
Low Price	\$ 149,900	\$ 55,000	\$ 66,000	\$ 38,000	\$ 75,000	\$ 13,500	\$ 51,000
	Percent Change from Previous Year						
	2006	2005	2004	2003	2002	2001	2000
Average Price	3%	37%	37%	7%	5%	12%	
Median Price	-5%	39%	39%	-5%	16%	3%	
Total Volume	-13%	63%	58%	70%	-24%	27%	
Number Sold	-16%	19%	16%	59%	-27%	13%	
Avg. Days on Market	-15%	90%	-6%	8%	44%	-7%	
High Price	-5%	55%	27%	43%	-31%	41%	
Low Price	173%	-17%	74%	-49%	456%	-74%	

2nd Quarter Trends

	Condo/Townhomes - Resort						
	2006 Q2	2005 Q2	2004 Q2	2003 Q2	2002 Q2	2001 Q2	2000 Q2
Average Price	\$ 437,750	\$ 200,400	\$ 162,101	\$ 147,962	\$ 225,244	\$ 114,662	\$ 122,274
Median Price	\$ 178,000	\$ 161,500	\$ 105,000	\$ 116,500	\$ 141,000	\$ 85,000	\$ 89,500
Total Volume	\$ 10,068,252	\$ 5,611,200	\$ 2,755,720	\$ 5,474,595	\$ 4,054,400	\$ 1,949,250	\$ 2,323,200
Number Sold	23	28	17	37	18	17	19
Avg. Days on Market	242	156	148	255	195	163	432
High Price	\$ 1,401,118	\$ 592,800	\$ 779,720	\$ 782,000	\$ 803,200	\$ 287,500	\$ 425,000
Low Price	\$ 60,000	\$ 22,500	\$ 53,000	\$ 16,000	\$ 28,000	\$ 11,250	\$ 25,000
	Percent Change from Previous Year						
	2006	2005	2004	2003	2002	2001	2000
Average Price	118%	24%	10%	-34%	96%	-6%	
Median Price	10%	54%	-10%	-17%	66%	-5%	
Total Volume	79%	104%	-50%	35%	108%	-16%	
Number Sold	-18%	65%	-54%	106%	6%	-11%	
Avg. Days on Market	55%	5%	-42%	31%	20%	-62%	
High Price	136%	-24%	0%	-3%	179%	-32%	
Low Price	167%	-58%	231%	-43%	149%	-55%	

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