

3rd Quarter Trends

		Durango In Town Homes								
		2006 Q3	2005 Q3	2004 Q3	2003 Q3	2002 Q3	2001 Q3	2000 Q3		
Average Price	\$	460,844	\$ 455,291	\$ 373,612	\$ 336,817	\$ 248,643	\$ 246,154	\$ 239,563		
Median Price	\$	436,050	\$ 392,000	\$ 303,545	\$ 290,000	\$ 241,900	\$ 208,000	\$ 195,500		
Total Volume	\$	19,816,294	\$ 31,870,400	\$ 27,273,654	\$ 14,483,149	\$ 16,161,819	\$ 10,092,300	\$ 11,499,000		
Number Sold		43	70	73	43	65	41	48		
Avg. Days on Market		132	101	124	105	87	102	114		
High Price	\$	730,000	\$ 1,775,000	\$ 988,900	\$ 767,500	\$ 550,000	\$ 536,000	\$ 575,000		
Low Price	\$	290,000	\$ 85,000	\$ 93,000	\$ 18,000	\$ 79,000	\$ 111,500	\$ 125,000		
		Percent Change from Previous Year								
		2006	2005	2004	2003	2002	2001	2000		
Average Price		1%	22%	11%	35%	1%	3%			
Median Price		11%	29%	5%	20%	16%	6%			
Total Volume		-38%	17%	88%	-10%	60%	-12%			
Number Sold		-39%	-4%	70%	-34%	59%	-15%			
Avg. Days on Market		31%	-19%	18%	21%	-15%	-11%			
High Price		-59%	79%	29%	40%	3%	-7%			
Low Price		241%	-9%	417%	-77%	-29%	-11%			

		Bayfield In Town Homes								
		2006 Q3	2005 Q3	2004 Q3	2003 Q3	2002 Q3	2001 Q3	2000 Q3		
Average Price	\$	306,440	\$ 249,027	\$ 190,192	\$ 183,994	\$ 141,144	\$ 154,483	\$ 130,900		
Median Price	\$	306,000	\$ 269,900	\$ 199,000	\$ 189,000	\$ 150,500	\$ 148,950	\$ 125,000		
Total Volume	\$	3,064,400	\$ 5,727,635	\$ 2,472,500	\$ 3,127,900	\$ 1,411,435	\$ 1,853,800	\$ 654,500		
Number Sold		10	23	13	17	10	12	5		
Avg. Days on Market		139	101	93	96	91	123	103		
High Price	\$	380,000	\$ 345,000	\$ 275,000	\$ 263,000	\$ 207,900	\$ 200,000	\$ 175,000		
Low Price	\$	232,000	\$ 107,000	\$ 78,500	\$ 118,000	\$ 70,000	\$ 114,000	\$ 82,500		
		Percent Change from Previous Year								
		2006	2005	2004	2003	2002	2001	2000		
Average Price		23%	31%	3%	30%	-9%	18%			
Median Price		13%	36%	5%	26%	1%	19%			
Total Volume		-46%	132%	-21%	122%	-24%	183%			
Number Sold		-57%	77%	-24%	70%	-17%	140%			
Avg. Days on Market		38%	9%	-3%	5%	-26%	19%			
High Price		10%	25%	5%	27%	4%	14%			
Low Price		117%	36%	-33%	69%	-39%	38%			

		Ignacio In Town Homes								
		2006 Q3	2005 Q3	2004 Q3	2003 Q3	2002 Q3	2001 Q3	2000 Q3		
Average Price	\$	158,315	\$ 85,000	\$ 137,500	\$ 100,000	\$ -	\$ 165,000	\$ 107,000		
Median Price	\$	158,315	\$ 85,000	\$ 137,500	\$ 100,000	\$ -	\$ 165,000	\$ 107,000		
Total Volume	\$	316,630	\$ 85,000	\$ 137,500	\$ 100,000	\$ -	\$ 165,000	\$ 107,000		
Number Sold		2	1	1	1	0	1	1		
Avg. Days on Market		56	69	86	104	0	126	176		
High Price	\$	173,630	\$ 85,000	\$ 137,500	\$ 100,000	\$ -	\$ 165,000	\$ 107,000		
Low Price	\$	143,000	\$ 85,000	\$ 137,500	\$ 100,000	\$ -	\$ 165,000	\$ 107,000		
		Percent Change from Previous Year								
		2006	2005	2004	2003	2002	2001	2000		
Average Price		86%	-38%	38%	#DIV/0!	-100%	54%			
Median Price		86%	-38%	38%	#DIV/0!	-100%	54%			
Total Volume		273%	-38%	38%	#DIV/0!	-100%	54%			
Number Sold		100%	0%	0%	#DIV/0!	-100%	0%			
Avg. Days on Market		-19%	-20%	-17%	#DIV/0!	-100%	-28%			
High Price		104%	-38%	38%	#DIV/0!	-100%	54%			
Low Price		68%	-38%	38%	#DIV/0!	-100%	54%			

		Country Homes (<35 acres and +35 acres) - La Plata County Combined						
		2006 Q3	2005 Q3	2004 Q3	2003 Q3	2002 Q3	2001 Q3	2000 Q3
Average Price	\$	429,347	\$ 377,962	\$ 316,544	\$ 316,219	\$ 344,463	\$ 241,081	\$ 241,457
Median Price	\$	341,500	\$ 325,000	\$ 260,000	\$ 272,500	\$ 252,500	\$ 235,000	\$ 189,900
Total Volume	\$	54,527,149	\$ 68,789,115	\$ 54,762,147	\$ 51,227,584	\$ 40,646,703	\$ 31,340,600	\$ 63,986,140
Number Sold		127	182	173	162	118	130	265
Avg. Days on Market		130	142	166	155	140	154	172
High Price	\$	2,100,000	\$ 1,500,000	\$ 3,250,000	\$ 1,625,000	\$ 4,565,726	\$ 850,000	\$ 3,250,000
Low Price	\$	55,000	\$ 65,000	\$ 45,000	\$ 85,000	\$ 70,000	\$ 45,000	\$ 10,000
		Percent Change from Previous Year						
		2006	2005	2004	2003	2002	2001	2000
Average Price		14%	19%	0%	-8%	43%	0%	
Median Price		5%	25%	-5%	8%	7%	24%	
Total Volume		-21%	26%	7%	26%	30%	-51%	
Number Sold		-30%	5%	7%	37%	-9%	-51%	
Avg. Days on Market		-8%	-14%	7%	11%	-9%	-10%	
High Price		40%	-54%	100%	-64%	437%	-74%	
Low Price		-15%	44%	-47%	21%	56%	350%	

3rd Quarter Trends

Country Homes (<35 acres and +35 acres) - Durango							
	2006 Q3	2005 Q3	2004 Q3	2003 Q3	2002 Q3	2001 Q3	2000 Q3
Average Price	\$ 502,008	\$ 440,849	\$ 375,745	\$ 363,061	\$ 390,218	\$ 278,111	\$ 318,094
Median Price	\$ 449,900	\$ 410,000	\$ 318,750	\$ 314,000	\$ 307,000	\$ 249,500	\$ 235,000
Total Volume	\$ 42,168,749	\$ 47,170,877	\$ 36,822,971	\$ 39,573,634	\$ 28,095,674	\$ 23,083,200	\$ 34,672,225
Number Sold	84	107	98	109	72	83	109
Avg. Days on Market	135	171	169	167	131	154	160
High Price	\$ 2,100,000	\$ 1,500,000	\$ 3,250,000	\$ 1,625,000	\$ 4,565,726	\$ 850,000	\$ 3,250,000
Low Price	\$ 122,000	\$ 65,000	\$ 105,500	\$ 114,000	\$ 70,000	\$ 45,000	\$ 78,000
Percent Change from Previous Year							
	2006	2005	2004	2003	2002	2001	2000
Average Price	14%	17%	3%	-7%	40%	-13%	
Median Price	10%	29%	2%	2%	23%	6%	
Total Volume	-11%	28%	-7%	41%	22%	-33%	
Number Sold	-21%	9%	-10%	51%	-13%	-24%	
Avg. Days on Market	-21%	1%	1%	27%	-15%	-4%	
High Price	40%	-54%	100%	-64%	437%	-74%	
Low Price	88%	-38%	-7%	63%	56%	-42%	

Country Homes (<35 acres and +35 acres) - Bayfield							
	2006 Q3	2005 Q3	2004 Q3	2003 Q3	2002 Q3	2001 Q3	2000 Q3
Average Price	\$ 307,060	\$ 293,414	\$ 262,828	\$ 213,784	\$ 285,969	\$ 187,163	\$ 191,444
Median Price	\$ 280,000	\$ 272,000	\$ 228,000	\$ 192,500	\$ 175,000	\$ 175,000	\$ 175,000
Total Volume	\$ 7,676,500	\$ 14,377,288	\$ 13,404,239	\$ 7,268,650	\$ 8,865,029	\$ 5,053,400	\$ 6,892,000
Number Sold	25	49	51	34	31	27	36
Avg. Days on Market	128	104	140	122	151	134	190
High Price	\$ 725,000	\$ 668,000	\$ 777,500	\$ 450,000	\$ 3,000,000	\$ 330,000	\$ 562,000
Low Price	\$ 155,000	\$ 105,000	\$ 137,500	\$ 90,000	\$ 92,500	\$ 94,000	\$ 103,000
Percent Change from Previous Year							
	2006	2005	2004	2003	2002	2001	2000
Average Price	5%	12%	23%	-25%	53%	-2%	
Median Price	3%	19%	18%	10%	0%	0%	
Total Volume	-47%	7%	84%	-18%	75%	-27%	
Number Sold	-49%	-4%	50%	10%	15%	-25%	
Avg. Days on Market	23%	-26%	15%	-19%	13%	-29%	
High Price	9%	-14%	73%	-85%	809%	-41%	
Low Price	48%	-24%	53%	-3%	-2%	-9%	

Country Homes (<35 acres and +35 acres) - Ignacio							
	2006 Q3	2005 Q3	2004 Q3	2003 Q3	2002 Q3	2001 Q3	2000 Q3
Average Price	\$ 269,937	\$ 251,130	\$ 153,875	\$ 216,080	\$ 287,583	\$ 140,500	\$ 230,125
Median Price	\$ 212,750	\$ 189,150	\$ 145,000	\$ 200,000	\$ 282,500	\$ 135,000	\$ 187,500
Total Volume	\$ 1,079,750	\$ 1,255,650	\$ 615,500	\$ 1,080,400	\$ 1,725,500	\$ 983,500	\$ 2,301,250
Number Sold	4	5	4	5	6	7	10
Avg. Days on Market	84	120	256	114	192	144	235
High Price	\$ 456,750	\$ 457,500	\$ 235,500	\$ 325,000	\$ 430,000	\$ 240,000	\$ 425,000
Low Price	\$ 197,500	\$ 149,000	\$ 90,000	\$ 152,500	\$ 130,000	\$ 60,000	\$ 85,500
Percent Change from Previous Year							
	2006	2005	2004	2003	2002	2001	2000
Average Price	7%	63%	-29%	-25%	105%	-39%	
Median Price	12%	30%	-28%	-29%	109%	-28%	
Total Volume	-14%	104%	-43%	-37%	75%	-57%	
Number Sold	-20%	25%	-20%	-17%	-14%	-30%	
Avg. Days on Market	-30%	-53%	125%	-41%	33%	-39%	
High Price	0%	94%	-28%	-24%	79%	-44%	
Low Price	33%	66%	-41%	17%	117%	-30%	

Condo/Townhomes - Durango							
	2006 Q3	2005 Q3	2004 Q3	2003 Q3	2002 Q3	2001 Q3	2000 Q3
Average Price	\$ 285,881	\$ 277,535	\$ 227,279	\$ 160,030	\$ 156,418	\$ 141,074	\$ 130,769
Median Price	\$ 266,500	\$ 252,500	\$ 189,900	\$ 142,000	\$ 148,000	\$ 111,500	\$ 120,000
Total Volume	\$ 12,578,781	\$ 21,647,804	\$ 10,682,100	\$ 8,161,507	\$ 4,848,943	\$ 5,925,100	\$ 5,230,765
Number Sold	44	78	47	51	31	42	40
Avg. Days on Market	239	240	104	156	165	145	113
High Price	\$ 499,000	\$ 691,188	\$ 500,000	\$ 408,484	\$ 375,000	\$ 430,000	\$ 284,000
Low Price	\$ 105,000	\$ 85,000	\$ 73,100	\$ 38,000	\$ 62,500	\$ 13,500	\$ 52,000
Percent Change from Previous Year							
	2006	2005	2004	2003	2002	2001	2000
Average Price	3%	22%	42%	2%	11%	8%	
Median Price	6%	33%	34%	-4%	33%	-7%	
Total Volume	-42%	103%	31%	68%	-18%	13%	
Number Sold	-44%	66%	-8%	65%	-26%	5%	
Avg. Days on Market	0%	131%	-33%	-5%	14%	28%	
High Price	-28%	38%	22%	9%	-13%	51%	
Low Price	24%	16%	92%	-39%	363%	-74%	

3rd Quarter Trends

Condo/Townhomes - Resort							
	2006 Q3	2005 Q3	2004 Q3	2003 Q3	2002 Q3	2001 Q3	2000 Q3
Average Price	\$ 286,397	\$ 222,081	\$ 155,536	\$ 147,962	\$ 192,011	\$ 121,627	\$ 101,122
Median Price	\$ 252,500	\$ 168,500	\$ 158,500	\$ 116,500	\$ 92,000	\$ 97,500	\$ 87,000
Total Volume	\$ 5,155,150	\$ 11,992,401	\$ 4,043,925	\$ 5,474,595	\$ 4,416,250	\$ 3,648,800	\$ 2,325,800
Number Sold	18	54	26	37	23	30	23
Avg. Days on Market	153	184	147	255	273	293	219
High Price	\$ 760,000	\$ 965,000	\$ 360,000	\$ 782,000	\$ 830,000	\$ 405,000	\$ 187,000
Low Price	\$ 70,000	\$ 35,000	\$ 29,000	\$ 16,000	\$ 12,500	\$ 29,500	\$ 30,000
Percent Change from Previous Year							
	2006	2005	2004	2003	2002	2001	2000
Average Price	29%	43%	5%	-23%	58%	20%	
Median Price	50%	6%	36%	27%	-6%	12%	
Total Volume	-57%	197%	-26%	24%	21%	57%	
Number Sold	-67%	108%	-30%	61%	-23%	30%	
Avg. Days on Market	-17%	25%	-42%	-7%	-7%	34%	
High Price	-21%	168%	-54%	-6%	105%	117%	
Low Price	100%	21%	81%	28%	-58%	-2%	
<p>**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.</p>							
<p>* Residential Sales now reflect only those properties sold in La Plata County. Please disclose the use of new areas used in calculations.</p>							
<p>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.</p>							