



# 2009 ANNUAL STATISTICS

January 1st, 2009 to December 31st, 2009

Durango Area Association of REALTORS<sup>®</sup>, Inc.

Property Type	Average Price	Median Price	Total Volume	Number Sold	Avg. Days on Market	High Price	Low Price	Residential Sales *
<b>IN TOWN HOMES</b>								(La Plata County Only) **
Durango	\$419,270	\$379,000	\$40,249,924	96	190	\$1,260,000	\$150,000	NOTE: Deducted 7 residents from the ALL RESORTS area since they were in San Juan County
Bayfield	\$254,141	\$256,513	\$11,436,377	45	178	\$328,100	\$127,000	
Ignacio	\$141,333	\$150,000	\$424,000	3	110	\$209,000	\$65,000	
<b>COUNTRY HOMES</b>								
La Plata County Combined**	\$407,860	\$306,500	\$104,412,233	256	202	\$2,700,000	\$48,500	<b>Below \$100,000</b>
Durango	\$489,280	\$380,000	\$80,731,320	165	224	\$2,700,000	\$90,000	16
Bayfield	\$263,748	\$242,500	\$16,352,425	62	174	\$515,000	\$105,000	
Ignacio	\$263,338	\$257,500	\$2,633,388	10	134	\$525,000	\$48,500	
Vallecito	\$247,110	\$225,000	\$4,695,100	19	143	\$520,000	\$78,500	<b>\$100,000 - \$149,999</b>
Resort	\$772,500	\$779,000	\$6,952,500	9	289	\$1,650,000	\$105,000	20
<b>CONDO/TOWNHOMES</b>								
Durango	\$295,737	\$265,000	\$27,503,557	93	234	\$1,050,000	\$115,000	
Bayfield	\$208,000	\$208,000	\$208,000	1	48	\$208,000	\$208,000	<b>\$150,000 - \$239,999</b>
Resort	\$353,817	\$245,000	\$18,044,677	51	248	\$1,300,000	\$60,000	125
<b>FARM/RANCH</b>								
La Plata County Combined**	\$5,540,500	\$5,666,000	\$22,162,000	4	175	\$10,320,000	\$510,000	<b>\$240,000 - \$499,999</b>
<b>LAND ( In Town )</b>								
Durango	\$228,000	\$150,000	\$1,140,000	5	614	\$600,000	\$95,000	297
Bayfield	\$156,633	\$70,000	\$469,900	3	521	\$350,000	\$499,900	
Ignacio	\$0	\$0	\$0	0	0	\$0	\$0	
<b>LAND (La Plata County Combined)**</b>								<b>\$500,000 - \$999,999</b>
Lots under 1 Acre	\$112,058	\$76,950	\$1,344,700	12	306	\$400,000	\$23,000	76
1 - 10 Acres	\$179,743	\$139,000	\$5,212,550	29	373	\$586,000	\$26,500	
10 to 34.99 Acres	\$312,437	\$268,500	\$2,499,500	8	323	\$700,000	\$23,000	
35 Acres or More	\$282,083	\$240,000	\$5,923,750	21	324	\$565,000	\$75,000	<b>1,000,000 +</b>
Farm & Ranch	\$287,500	\$287,500	\$575,000	2	595	\$455,000	\$120,000	18
Multi-Family	\$0	\$0	\$0	0	0	\$0	\$0	
Resort Land	\$266,950	\$266,950	\$533,900	2	1,369	\$339,000	\$194,900	
<b>BUSINESS &amp; INCOME (La Plata County Combined)**</b>								<b>TOTAL</b>
Business Opportunities	\$323,155	\$294,466	\$1,499,466	4	322	\$530,000	\$200,000	<b>552</b>
Commercial/Income	\$781,370	\$464,364	\$8,595,045	11	233	\$1,562,500	\$320,000	
Commercial Land	\$272,600	\$272,600	\$545,200	2	39	\$320,000	\$225,200	
Commercial Lease	\$3,874	\$3,179	\$38,746	11	650	\$9,278	\$650	
Mobile/Modular - No Land	\$18,200	\$17,000	\$91,000	5	397	\$28,000	\$5,000	
Multi-Family	\$413,000	\$413,000	\$413,000	1	203	\$413,000	\$413,000	

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.



# STATISTICS

Quarter: 1st

DATES: January 1, 2009 to March 31, 2009

Durango Area Association of REALTORS®, Inc.

	Property Type	Average Price	Median Price	Total Volume	Number Sold	Avg. Days on Market	High Price	Low Price	Residential Sales *
<b>IN TOWN HOMES</b>									
									(La Plata County Only) **
1	Durango	\$388,944	\$404,000	\$3,500,000	9	184	\$533,000	\$237,500	<b>Below \$100,000</b>
2	Bayfield	\$242,666	\$247,500	\$1,456,000	6	72	\$300,000	\$190,000	4
3	Ignacio	\$209,000	\$209,000	\$209,000	1	77	\$209,000	\$209,000	4
<b>COUNTRY HOMES</b>									
4	La Plata County Combined**	\$392,298	\$284,300	\$16,476,552	42	217	\$1,275,000	\$140,000	<b>\$100,000 - \$149,999</b>
5	Durango	\$538,436	\$385,000	\$10,230,297	19	223	\$1,275,000	\$150,000	2
6	Bayfield	\$290,950	\$257,000	\$4,946,155	17	233	\$515,000	\$170,000	2
7	Ignacio	\$233,333	\$250,000	\$700,000	3	180	\$265,000	\$185,000	2
8	Vallecito	\$200,033	\$168,500	\$600,100	3	132	\$291,600	\$140,000	<b>\$150,000 - \$239,999</b>
9	Resort	\$105,000	\$105,000	\$105,000	1	196	\$105,000	\$105,000	22
<b>CONDO/TOWNHOMES</b>									
10	Durango	\$251,846	\$250,750	\$2,518,463	10	305	\$385,000	\$159,000	2
11	Bayfield	\$0	\$0	\$0	0	0	\$0	\$0	<b>\$240,000 - \$499,999</b>
12	Resort	\$396,027	\$389,500	\$3,960,277	10	301	\$799,900	\$60,000	39
<b>FARM/RANCH</b>									
13	La Plata County Combined**	\$5,415,000	\$5,415,000	\$10,830,000	2	98	\$10,320,000	\$510,000	<b>\$500,000 - \$999,999</b>
<b>LAND ( In Town )</b>									
14	Durango	\$0	\$0	\$0	0	0	\$0	\$0	9
15	Bayfield	\$49,900	\$49,900	\$49,900	1	617	\$49,900	\$49,900	9
16	Ignacio	\$0	\$0	\$0	0	0	\$0	\$0	9
<b>LAND (La Plata County Combined)**</b>									
17	Lots under 1 Acre	\$23,000	\$23,000	\$23,000	1	41	\$23,000	\$23,000	<b>1,000,000 +</b>
18	Under 10 Acres	\$150,158	\$115,000	\$900,950	6	493	\$280,000	\$63,450	3
19	10 to 34.99 Acres	\$0	\$0	\$0	0	0	\$0	\$0	<b>TOTAL</b>
20	35 Acres or More	\$471,250	\$517,500	\$1,885,000	4	412	\$565,000	\$285,000	<b>79</b>
21	Farm & Ranch	\$120,000	\$120,000	\$120,000	1	217	\$120,000	\$120,000	2
22	Multi-Family	\$0	\$0	\$0	0	0	\$0	\$0	2
23	Resort Land	\$0	\$0	\$0	0	0	\$0	\$0	2
<b>BUSINESS &amp; INCOME (La Plata County Combined)**</b>									
24	Business Opportunities	\$365,000	\$365,000	\$730,000	2	187	\$530,000	\$200,000	2
25	Commercial/Income	\$740,833	\$340,000	\$2,222,500	3	158	\$1,562,500	\$320,000	2
26	Commercial Land	\$320,000	\$320,000	\$320,000	1	49	\$320,000	\$320,000	2
27	Commercial Lease (monthly)	\$5,021	\$6,654	\$25,107	5	191	\$9,278	\$750	2
28	Mobile/Modular - No Land	\$22,500	\$22,500	\$45,000	2	196	\$28,000	\$17,000	2
29	Multi-Family	\$0	\$0	\$0	0	0	\$0	\$0	2
<b>FRACTIONAL &amp; TIMESHARES (ALL RESORTS)</b>									
30	1/8 Fractional - ALL RESORTS	\$194,304	\$159,900	\$971,520	5	287	\$309,900	\$143,910	2

NOTE: 2 Residential in San Juan County

La Plata County Combined statistics includes: (Durango, Bayfield, Ignacio, Vallecito, All Resorts) 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.

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# STATISTICS

Quarter: 2

DATES: 4-1-2009 TO 6-30-2009

Durango Area Association of REALTORS®, Inc.

	Property Type	Average Price	Median Price	Total Volume	Number Sold	Avg. Days on Market	High Price	Low Price	Residential Sales *
<b>IN TOWN HOMES</b>									
									(La Plata County Only) **
1	Durango	\$363,126	\$350,000	\$9,441,299	26	174	\$733,000	\$190,000	<b>Below \$100,000</b>
2	Bayfield	\$270,510	\$290,000	\$2,705,100	10	209	\$328,100	\$127,000	2
3	Ignacio	\$0	\$0	\$0	0	0	\$0	\$0	
<b>COUNTRY HOMES</b>									
4	La Plata County Combined**	\$350,921	\$289,000	\$21,055,308	60	204	\$2,200,000	\$91,000	<b>\$100,000 - \$149,999</b>
5	Durango	\$391,768	\$323,500	\$16,454,258	42	219	\$2,200,000	\$142,000	3
6	Bayfield	\$281,619	\$245,000	\$3,661,050	13	187	\$515,000	\$184,000	
7	Ignacio	\$144,000	\$144,000	\$144,000	1	63	\$144,000	\$144,000	
8	Vallecito	\$199,000	\$215,000	\$796,000	4	143	\$275,000	\$91,000	<b>\$150,000 - \$239,999</b>
9	Resort	\$425,000	\$425,000	\$425,000	1	109	\$425,000	\$425,000	32
<b>CONDO/TOWNHOMES</b>									
10	Durango	\$306,692	\$287,500	\$10,734,224	35	209	\$700,000	\$153,000	
11	Bayfield	\$208,000	\$208,000	\$208,000	1	48	\$208,000	\$208,000	<b>\$240,000 - \$499,999</b>
12	Resort	\$388,500	\$172,500	\$2,331,000	6	226	\$1,075,000	\$91,000	87
<b>FARM/RANCH</b>									
13	La Plata County Combined**	\$4,552,000	\$4,552,000	\$4,552,000	1	366	\$4,552,000	\$4,552,000	<b>\$500,000 - \$999,999</b>
<b>LAND ( In Town )</b>									
14	Durango	\$375,000	\$375,000	\$750,000	2	505	\$600,000	\$150,000	11
15	Bayfield	\$350,000	\$350,000	\$350,000	1	19	\$350,000	\$350,000	
16	Ignacio	\$0	\$0	\$0	0	0	\$0	\$0	
<b>LAND (La Plata County Combined)**</b>									
17	Lots under 1 Acre	\$27,833	\$24,000	\$83,500	3	350	\$35,500	\$24,000	<b>1,000,000 +</b>
18	Under 10 Acres	\$170,833	\$160,000	\$1,025,000	6	341	\$255,000	\$126,500	2
19	10 to 34.99 Acres	\$71,500	\$42,500	\$214,500	3	453	\$149,000	\$23,000	<b>TOTAL</b>
20	35 Acres or More	\$260,142	\$200,000	\$1,821,000	7	378	\$549,000	\$129,000	<b>137</b>
21	Farm & Ranch	\$0	\$0	\$0	0	0	\$0	\$0	
22	Multi-Family	\$0	\$0	\$0	0	0	\$0	\$0	
23	Resort Land	\$0	\$0	\$0	0	0	\$0	\$0	
<b>BUSINESS &amp; INCOME (La Plata County Combined)**</b>									
24	Business Opportunities	\$0	\$0	\$0	0	0	\$0	\$0	
25	Commercial/Income	\$1,147,500	\$1,147,500	\$2,295,000	2	312	\$1,295,000	\$1,000,000	
26	Commercial Land	\$0	\$0	\$0	0	0	\$0	\$0	
27	Commercial Lease	\$4,449	\$4,449	\$8,898	2	188	\$5,398	\$3,500	
28	Mobile/Modular - No Land	\$0	\$0	\$0	0	0	\$0	\$0	
29	Multi-Family	\$0	\$0	\$0	0	0	\$0	\$0	
<b>FRACTIONAL &amp; TIMESHARES (ALL RESORTS)</b>									
30	1/8 Fractional - ALL RESORTS	\$279,900	\$279,900	\$559,800	2	390	\$279,900	\$279,900	
31	1/4 Fractional - ALL RESORTS	\$0.00	\$0.00	\$0.00	0	0	\$0.00	\$0.00	

NOTE; 2 Residential Listings in San Juan County.

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.

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# STATISTICS

Quarter: 3rd

DATES: 7/1/2009 - 9/30/2009

Durango Area Association of REALTORS®, Inc.

	Property Type	Average Price	Median Price	Total Volume	Number Sold	Avg. Days on Market	High Price	Low Price	Residential Sales *
<b>IN TOWN HOMES</b>									
									(La Plata County Only) **
1	Durango	\$434,472	\$409,000	\$11,730,770	27	213	\$900,000	\$200,000	<b>Below \$100,000</b>
2	Bayfield	\$246,541	\$242,573	\$3,698,128	15	157	\$295,900	\$202,400	3
3	Ignacio	\$150,000	\$150,000	\$150,000	1	176	\$150,000	\$150,000	
<b>COUNTRY HOMES</b>									
4	La Plata County Combined**	\$377,130	\$300,000	\$27,907,663	74	192	\$1,825,000	\$120,000	<b>\$100,000 - \$149,999</b>
5	Durango	\$453,563	\$389,000	\$19,956,775	44	246	\$1,825,000	\$130,000	11
6	Bayfield	\$243,725	\$224,000	\$4,874,500	20	118	\$485,000	\$120,000	
7	Ignacio	\$348,177	\$297,000	\$1,740,888	5	127	\$525,000	\$220,000	
8	Vallecito	\$267,100	\$175,000	\$1,335,500	5	79	\$450,000	\$125,000	<b>\$150,000 - \$239,999</b>
9	Resort	\$1,213,666	\$1,036,000	\$3,641,000	3	202	\$1,650,000	\$955,000	40
<b>CONDO/TOWNHOMES</b>									
10	Durango	\$254,703	\$248,000	\$5,348,770	21	239	\$449,000	\$115,000	
11	Bayfield	\$0	\$0	\$0	0	0	\$0	\$0	<b>\$240,000 - \$499,999</b>
12	Resort	\$316,695	\$208,000	\$7,284,000	23	194	\$1,300,000	\$65,000	79
<b>FARM/RANCH</b>									
13	La Plata County Combined**	\$6,780,000	\$6,780,000	\$6,780,000	1	139	\$6,780,000	\$6,780,000	<b>\$500,000 - \$999,999</b>
<b>LAND ( In Town )</b>									
14	Durango	\$95,000	\$95,000	\$95,000	1	864	\$95,000	\$95,000	24
15	Bayfield	\$0	\$0	\$0	0	0	\$0	\$0	
16	Ignacio	\$0	\$0	\$0	0	0	\$0	\$0	
<b>LAND (La Plata County Combined)**</b>									
17	Lots under 1 Acre	\$204,960	\$159,900	\$1,024,800	5	367	\$400,000	\$78,900	5
18	Under 10 Acres	\$245,200	\$265,000	\$1,961,600	8	221	\$586,000	\$26,500	
19	10 to 34.99 Acres	\$0	\$0	\$0	0	0	\$0	\$0	<b>TOTAL</b>
20	35 Acres or More	\$227,333	\$225,000	\$682,000	3	144	\$245,000	\$212,000	<b>162</b>
21	Farm & Ranch	\$455,000	\$455,000	\$455,000	1	972	\$455,000	\$455,000	
22	Multi-Family	\$0	\$0	\$0	0	0	\$0	\$0	
23	Resort Land	\$339,000	\$339,000	\$339,000	1	1,187	\$339,000	\$339,000	
<b>BUSINESS &amp; INCOME (La Plata County Combined)**</b>									
24	Business Opportunities**	\$384,733	\$384,733	\$769,466	2	441	\$475,000	\$294,466	
25	Commercial/Income	\$1,520,000	\$1,520,000	\$1,520,000	1	53	\$1,520,000	\$1,520,000	
26	Commercial Land	\$0	\$0	\$0	0	0	\$0	\$0	
27	Commercial Lease	\$2,095	\$2,095	\$4,191	2	346	\$2,858	\$1,333	
28	Mobile/Modular - No Land	\$0	\$0	\$0	0	0	\$0	\$0	
29	Multi-Family	\$0	\$0	\$0	0	0	\$0	\$0	
<b>FRACTIONAL &amp; TIMESHARES (ALL RESORTS)</b>									
30	1/8 Fractional - ALL RESORTS	\$279,900	\$279,900	\$279,900	1	484	\$279,900	\$279,900	
31	1/4 Fractional - ALL RESORTS	\$0	\$0	\$0	0	0	\$0	\$0	

NOTE: 2 condos located in San Juan County

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.

\*\* Business Opportunities report 3 sales. Due to contractual provisions, only 2 sales are being reported.

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# STATISTICS

Quarter: 4th

DATES: **October 1, 2009 - December 31, 2009**

Durango Area Association of REALTORS®, Inc.

	Property Type	Average Price	Median Price	Total Volume	Number Sold	Avg. Days on Market	High Price	Low Price	Residential Sales *
<b>IN TOWN HOMES</b>									(La Plata County Only) **
1	Durango	\$458,157	\$387,450	\$15,577,355	34	190	\$1,260,000	\$150,000	<b>Below \$100,000</b>
2	Bayfield	\$255,510	\$252,772	\$3,577,149	14	224	\$300,000	\$209,500	7
3	Ignacio	\$65,000	\$65,000	\$65,000	1	77	\$65,000	\$65,000	
<b>COUNTRY HOMES</b>									
4	La Plata County Combined**	\$487,158	\$344,500	\$38,972,710	80	202	\$2,700,000	\$48,500	<b>\$100,000 - \$149,999</b>
5	Durango	\$568,166	\$400,486	\$34,089,990	60	211	\$2,700,000	\$90,000	4
6	Bayfield	\$239,226	\$248,200	\$2,870,720	12	170	\$385,000	\$105,000	
7	Ignacio	\$48,500	\$48,500	\$48,500	1	109	\$48,500	\$48,500	
8	Vallecito	\$280,500	\$240,000	\$1,963,500	7	194	\$520,000	\$78,500	<b>\$150,000 - \$239,999</b>
9	Resort	\$695,375	\$739,500	\$2,781,500	4	422	\$855,000	\$447,500	31
<b>CONDO/TOWNHOMES</b>									
10	Durango	\$329,707	\$265,000	\$8,902,100	27	235	\$1,050,000	\$161,000	
11	Bayfield	\$0	\$0	\$0	0	0	\$0	\$0	<b>\$240,000 - \$499,999</b>
12	Resort	\$372,450	\$373,500	\$4,469,400	* 12	318	\$650,000	\$120,000	92
<b>FARM/RANCH</b>									
13	La Plata County Combined**	\$0	\$0	\$0	0	0	\$0	\$0	<b>\$500,000 - \$999,999</b>
<b>LAND ( In Town )</b>									
14	Durango	\$147,500	\$147,500	\$295,000	2	598	\$195,000	\$100,000	32
15	Bayfield	\$70,000	\$70,000	\$70,000	1	927	\$70,000	\$70,000	
16	Ignacio	\$0	\$0	\$0	0	0	\$0	\$0	
<b>LAND (La Plata County Combined)**</b>									<b>1,000,000 +</b>
17	Lots under 1 Acre	\$71,133	\$75,000	\$213,400	3	248	\$99,900	\$38,500	8
18	Under 10 Acres	\$147,222	\$120,000	\$1,325,000	9	448	\$360,000	\$43,500	
19	10 to 34.99 Acres	\$457,000	\$450,000	\$2,285,000	5	245	\$700,000	\$97,000	<b>TOTAL</b>
20	35 Acres or More	\$219,392	\$179,000	\$1,535,750	7	297	\$540,000	\$75,000	<b>174</b>
21	Farm & Ranch	\$0	\$0	\$0	0	0	\$0	\$0	
22	Multi-Family	\$0	\$0	\$0	0	0	\$0	\$0	
23	Resort Land	\$194,900	\$194,900	\$194,900	1	1,550	\$194,900	\$194,900	*NOTE: 1 Condo sold in San Juan County.
<b>BUSINESS &amp; INCOME (La Plata County Combined)**</b>									
24	Business Opportunities	\$0	\$0	\$0	0	0	\$0	\$0	
25	Commercial/Income	\$511,515	\$440,711	\$2,557,575	5	283	\$925,000	\$332,500	
26	Commercial Land	\$225,200	\$225,200	\$225,200	1	28	\$225,200	\$225,200	
27	Commercial Lease	\$1,200	\$1,200	\$1,200	2	304	\$1,200	\$1,200	
28	Mobile/Modular - No Land	\$15,333	\$17,000	\$46,000	3	531	\$24,000	\$5,000	
29	Multi-Family	\$413,000	\$413,000	\$413,000	1	203	\$413,000	\$413,000	
<b>FRACTIONAL &amp; TIMESHARES (ALL RESORTS)</b>									
30	1/8 Fractional - ALL RESORTS	\$279,900	\$279,900	\$279,900	1	519	\$279,900	\$279,900	
31	1/4 Fractional - ALL RESORTS	0	0	0	0	0	0	0	

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.

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