

The Durango Area Association of REALTORS has released their MLS statistical data for the end of the 2nd quarter, 2010. The year-to-date information below provides a summary of residential, commercial and land sales in Durango and Bayfield, as well as Resort condominium sales. The chart below compares the first half of 2010 to the same period over the last 3 years. Although market trends continue to affect the median price in many segments, the number of sales increased in every category. The extension of the First Time Homebuyers Credit had a very positive impact on the number of residential sales, with many buyers taking advantage of the \$8,000 credit offered by the Federal Government. The percent of increase shown in the Durango residential market is elevated by comparison to 2009's twenty-year lows. Inventory levels of homes for sale remain high, creating a strong buyer's market. A good selection of homes and very low interest rates create an ideal purchasing opportunity for the savvy buyer, yet many potential buyers are choosing a wait-and-see stance. In fact, USA Today reported on July 2, 2010 "Mortgage rates are the lowest in more than five decades, but consumers are not rushing to refinance their loans or buy homes." The same report quoted a rate of 4.58% for a 30 year fixed loan. Financial experts around the country are touting the increased affordability for buyers, noting that a 1% change in the interest rate is equivalent to a 10% change in value. The impact of today's interest rates, as compared to seeking the lowest possible price, can create the highlight of a purchase and protection well into the future.

Durango In-Town Homes	2007	2008	2009	2010	'09 - '10 Change	% Change
Median	\$389,500	\$405,000	\$355,000	\$335,000	-\$20,000	-05.63%
# Sold	93	70	35	53	18	51.43%
Durango Country Homes	2007	2008	2009	2010	'09 - '10 Change	% Change
Median	\$372,500	\$490,000	\$360,000	\$375,500	\$15,500	04.31%
# Sold	117	91	61	86	25	40.98%
Durango Condos	2007	2008	2009	2010	'09 - '10 Change	% Change
Median	\$272,500	\$233,750	\$270,000	\$267,500	-\$2,500	-0.93%
# Sold	66	92	45	83	38	84.44%
Bayfield In-Town Homes	2007	2008	2009	2010	'09 - '10 Change	% Change
Median	\$278,000	\$296,509	\$267,500	\$239,000	-\$28,500	-10.65%
# Sold	32	16	16	17	1	06.25%
Bayfield Country Homes	2007	2008	2009	2010	'09 - '10 Change	% Change
Median	\$329,000	\$284,000	\$249,950	\$245,500	-\$4,450	-01.78%
# Sold	54	29	30	23	7	-23.33%
Resort Condos	2007	2008	2009	2010	'09 - '10 Change	% Change
Median	\$187,500	\$262,000	\$232,500	\$323,000	\$90,500	38.92%
# Sold	29	22	16	23	7	43.75%
Land 1-10 Acres	2007	2008	2009	2010	'09 - '10 Change	% Change
Median	\$168,500	\$150,000	\$142,000	\$115,000	-\$27,000	-19.01%
# Sold	36	19	12	15	3	25.00%
Commercial/Income	2007	2008	2009	2010	'09 - '10 Change	% Change
Median	\$491,750	\$725,000	\$1,000,000	\$260,000	-\$740,000	-74.00%
# Sold	20	13	5	7	2	40.00%

For a more in depth analysis or further information on La Plata County area MLS Statistics please contact your local REALTOR®

• The AREAS of Breen, Hesperus, Kline, Marvel and Red Mesa are now combined with Durango Rural.

• Commercial Lease is now being reported using monthly sold data. There will be inconsistencies from 2008 to 2009 due to the change of reporting style.

DISCLAIMER: Information is provided by the Multiple Listing Service of the Durango Area Association of REALTORS®, Inc. & is based on MLS statistics only. Data maintained is deemed reliable but not guaranteed, & may not reflect all real estate activity.



STATISTICS

Quarter: 2nd

DATES: 04/01/2010 to 06/30/2010

	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) **
1	Durango	\$364,994	\$328,450	\$13,139,796	36	206	\$680,267	\$204,000	Below \$100,000
2	Bayfield	\$241,255	\$247,805	\$2,653,805	11	146	\$305,000	\$180,100	4
3	Ignacio	\$0	\$0	\$0	0	0	\$0	\$0	
COUNTRY HOMES									
4	La Plata County Combined**	\$471,192	\$313,652	\$33,454,663	71	248	\$4,575,000	\$37,000	\$100,000 - \$149,999
5	Durango	\$565,997	\$380,500	\$28,299,852	50	293	\$4,575,000	\$179,000	7
6	Bayfield	\$256,068	\$200,000	\$2,816,753	11	160	\$630,000	\$125,250	
7	Ignacio	\$185,509	\$198,000	\$1,113,058	6	116	\$300,000	\$97,000	
8	Vallecito	\$306,250	\$324,500	\$1,225,000	4	135	\$393,000	\$183,000	\$150,000 - \$239,999
9	Resort	\$577,250	\$577,250	\$1,154,500	2	193	\$700,000	\$454,500	38
CONDO/TOWNHOMES									
10	Durango	\$287,123	\$273,750	\$12,633,431	44	251	\$555,000	\$117,000	
11	Bayfield	\$203,000	\$203,000	\$203,000	1	30	\$203,000	\$203,000	\$240,000 - \$499,999
12	Resort	\$467,212	\$387,613	\$4,672,127	10	475	\$850,000	\$63,000	100
FARM/RANCH									
13	La Plata County Combined**	\$765,000	\$765,000	\$765,000	1	57	\$765,000	\$765,000	\$500,000 - \$999,999
LAND (In Town)									
14	Durango	\$135,000	\$135,000	\$270,000	2	654	\$155,000	\$115,000	25
15	Bayfield	\$75,000	\$80,000	\$225,000	3	258	\$101,000	\$44,000	
16	Ignacio	\$0	\$0	\$0	0	0	\$0	\$0	
LAND (La Plata County Combined)**									1,000,000 +
17	Lots under 1 Acre	\$128,662	\$99,950	\$1,029,300	8	249	\$338,000	\$60,000	3
18	1 to 10 Acres	\$134,350	\$123,750	\$1,343,500	10	216	\$295,000	\$20,000	
19	10 to 34.99 Acres	\$59,000	\$59,000	\$59,000	1	36	\$59,000	\$59,000	TOTAL
20	35 Acres or More	\$303,250	\$220,000	\$1,213,000	4	467	\$605,000	\$168,000	177
21	Farm & Ranch	\$2,365,290	\$2,365,290	\$4,730,580	2	303	\$4,500,000	\$230,580	
22	Multi-Family	\$0	\$0	\$0	0	0	\$0	\$0	
23	Resort Land	\$164,450	\$164,450	\$328,900	2	58	\$229,000	\$99,900	
BUSINESS & INCOME (La Plata County Combined)**									
24	Business Opportunities	\$35,000	\$35,000	\$35,000	1	20	\$35,000	\$35,000	
25	Commercial/Income	\$539,236	\$481,972	\$2,156,945	4	311	\$950,000	\$243,000	
26	Commercial Land	\$0	\$0	\$0	0	0	\$0	\$0	
27	Commercial Lease	\$1,955	\$2,117	\$7,823	4	294	\$2,520	\$1,068	
28	Mobile/Modular - No Land	\$39,750	\$39,750	\$79,500	2	63	\$57,000	\$22,500	
29	Multi-Family	\$0	\$0	\$0	0	0	\$0	\$0	
FRACTIONAL & TIMESHARES (ALL RESORTS)									
30	1/8 Fractional - ALL RESORTS	\$279,900	\$279,900	\$279,900	1	451	\$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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Current Year-To-Date Comparison - Residential (1st & 2nd Qtr.)

2009 - 2010

2009 Year To Date(1st and 2nd Quarter)											
	Durango In-Town	Bayfield In-Town	LaPlata Cntry. Combined	Durango Country	Bayfield Country	Resort	Durango Condos	Bayfield Condos	Resort Condos	Land 1-10 Acres	Commercial/Income
Average Price	\$ 369,765	\$ 260,068	\$ 367,959	\$ 437,451	\$ 286,906	\$ 265,000	\$ 294,504	\$ 208,000	\$ 393,204	\$ 160,495	\$ 903,500
Median Price	\$ 355,000	\$ 267,500	\$ 288,300	\$ 360,000	\$ 249,950	\$ 265,000	\$ 270,000	\$ 208,000	\$ 232,500	\$ 142,000	\$ 1,000,000
Total Volume	\$ 12,941,799	\$ 4,161,100	\$ 37,531,860	\$ 26,684,555	\$ 8,607,205	\$ 530,000	\$ 13,252,687	\$ 208,000	\$ 6,291,277	\$ 1,925,900	\$ 4,517,500
Number Sold	35	16	102	61	30	2	45	1	16	12	5
Avg. Days on Market	176	157	210	220	213	152	231	48	272	417	220
High Price	\$ 733,000	\$ 328,100	\$ 2,200,000	\$ 2,200,000	\$ 515,000	\$ 425,000	\$ 700,000	\$ 208,000	\$ 1,075,000	\$ 280,000	\$ 1,562,500
Low Price	\$ 190,000	\$ 127,000	\$ 91,000	\$ 142,000	\$ 170,000	\$ 105,000	\$ 153,000	\$ 208,000	\$ 60,000	\$ 63,450	\$ 320,000
2010 Year To Date(1st and 2nd Quarter)											
	Durango In-Town	Bayfield In-Town	LaPlata Cntry. Combined	Durango Country	Bayfield Country	Resort	Durango Condos	Bayfield Condos	Resort Condos	Land 1-10 Acres	Commercial/Income
Average Price	\$ 380,160	\$ 241,665	\$ 451,395	\$ 527,655	\$ 294,071	\$ 818,166	\$ 280,799	\$ 208,166	\$ 408,520	\$ 127,333	\$ 380,206
Median Price	\$ 335,000	\$ 239,000	\$ 327,000	\$ 375,500	\$ 245,500	\$ 700,000	\$ 267,500	\$ 203,000	\$ 323,000	\$ 115,000	\$ 260,000
Total Volume	\$ 20,148,494	\$ 4,108,305	\$ 55,973,063	\$ 45,378,352	\$ 6,763,653	\$ 2,454,500	\$ 23,306,331	\$ 624,500	\$ 9,395,977	\$ 1,910,000	\$ 2,661,445
Number Sold	53	17	124	86	23	3	83	3	23	15	7
Avg. Days on Market	219	165	229	244	202	205	260	369	446	278	293
High Price	\$ 930,000	\$ 367,000	\$ 4,575,000	\$ 4,575,000	\$ 630,000	\$ 1,300,000	\$ 555,000	\$ 219,500	\$ 1,102,500	\$ 295,000	\$ 950,000
Low Price	\$ 204,000	\$ 162,500	\$ 47,500	\$ 47,500	\$ 125,250	\$ 454,500	\$ 94,000	\$ 202,000	\$ 32,750	\$ 20,000	\$ 4,500
Year To Date(1st and 2nd Quarter) Difference from Previous Year											
	Durango In-Town	Bayfield In-Town	LaPlata Cntry. Combined	Durango Country	Bayfield Country	Resort	Durango Condos	Bayfield Condos	Resort Condos	Land 1-10 Acres	Commercial/Income
Average Price	2.81%	-7.08%	22.68%	20.62%	2.50%	208.74%	-4.65%	0.08%	3.90%	-20.66%	-57.92%
Median Price	-5.63%	-10.65%	13.42%	4.31%	-1.78%	164.15%	-0.93%	-2.40%	38.92%	-19.01%	-74.00%
Total Volume	55.69%	-1.27%	49.13%	70.05%	-21.42%	363.11%	75.86%	200.24%	49.35%	-0.83%	-41.09%
Number Sold	51.43%	6.25%	21.57%	40.98%	-23.33%	50.00%	84.44%	200.00%	43.75%	25.00%	40.00%
Avg. Days on Market	24.43%	5.10%	9.05%	10.91%	-5.16%	34.87%	12.55%	668.75%	63.97%	-33.33%	33.18%
High Price	26.88%	11.86%	107.95%	107.95%	22.33%	205.88%	-20.71%	5.53%	2.56%	5.36%	-39.20%
Low Price	7.37%	27.95%	-47.80%	-66.55%	-26.32%	332.86%	-38.56%	-2.88%	-45.42%	-68.48%	-98.59%

Current Year-To-Date Comparison - Residential (1st & 2nd Qtr.)

2008 - 2009

2008 Year To Date(1st and 2nd Quarter)											
	Durango In-Town	Bayfield In-Town	LaPlata Cntry. Combined	Durango Country	Bayfield Country	Resort	Durango Condos	Bayfield Condos	Resort Condos	Land 1-10 Acres	Commercial/Income
Average Price	\$ 613,858	\$ 441,341	\$ 728,443	\$ 827,600	\$ 456,618	\$ 899,500	\$ 393,159	\$ 227,562	\$ 545,770	\$ 185,821	\$ 735,131
Median Price	\$ 405,000	\$ 296,509	\$ 344,975	\$ 490,000	\$ 284,000	\$ 787,000	\$ 233,750	\$ 227,562	\$ 262,000	\$ 150,000	\$ 725,000
Total Volume	\$ 30,925,853	\$ 4,689,405	\$ 64,638,255	\$ 52,757,405	\$ 9,155,850	\$ 1,799,000	\$ 24,474,795	\$ 455,125	\$ 7,189,480	\$ 3,530,612	\$ 9,556,707
Number Sold	70	16	127	91	29	3	92	2	22	19	13
Avg. Days on Market	195	223	337	351.5	195	530.5	233.5	142	361.5	224	273
High Price	\$ 810,000	\$ 450,000	\$ 7,100,000	\$ 7,100,000	\$ 1,050,000	\$ 899,000	\$ 585,000	\$ 228,625	\$ 935,000	\$ 413,000	\$ 2,000,000
Low Price	\$ 251,000	\$ 210,000	\$ 61,500	\$ 150,000	\$ 61,500	\$ 225,000	\$ 132,660	\$ 226,500	\$ 67,500	\$ 40,000	\$ 107,000
2009 Year To Date(1st and 2nd Quarter)											
	Durango In-Town	Bayfield In-Town	LaPlata Cntry. Combined	Durango Country	Bayfield Country	Resort	Durango Condos	Bayfield Condos	Resort Condos	Land 1-10 Acres	Commercial/Income
Average Price	\$ 369,765	\$ 260,068	\$ 367,959	\$ 437,451	\$ 286,906	\$ 265,000	\$ 294,504	\$ 208,000	\$ 393,204	\$ 160,495	\$ 903,500
Median Price	\$ 355,000	\$ 267,500	\$ 288,300	\$ 360,000	\$ 249,950	\$ 265,000	\$ 270,000	\$ 208,000	\$ 232,500	\$ 142,000	\$ 1,000,000
Total Volume	\$ 12,941,799	\$ 4,161,100	\$ 37,531,860	\$ 26,684,555	\$ 8,607,205	\$ 530,000	\$ 13,252,687	\$ 208,000	\$ 6,291,277	\$ 1,925,900	\$ 4,517,500
Number Sold	35	16	102	61	30	2	45	1	16	12	5
Avg. Days on Market	176	157	210	220	213	152	231	48	272	417	220
High Price	\$ 733,000	\$ 328,100	\$ 2,200,000	\$ 2,200,000	\$ 515,000	\$ 425,000	\$ 700,000	\$ 208,000	\$ 1,075,000	\$ 280,000	\$ 1,562,500
Low Price	\$ 190,000	\$ 127,000	\$ 91,000	\$ 142,000	\$ 170,000	\$ 105,000	\$ 153,000	\$ 208,000	\$ 60,000	\$ 63,450	\$ 320,000
Year To Date(1st and 2nd Quarter) Difference from Previous Year											
	Durango In-Town	Bayfield In-Town	LaPlata Cntry. Combined	Durango Country	Bayfield Country	Resort	Durango Condos	Bayfield Condos	Resort Condos	Land 1-10 Acres	Commercial/Income
Average Price	-40%	-41%	-49%	-47%	-37%	-71%	-25%	-9%	-28%	-14%	23%
Median Price	-12%	-10%	-16%	-27%	-12%	-66%	16%	-9%	-11%	-5%	38%
Total Volume	-58%	-11%	-42%	-49%	-6%	-71%	-46%	-54%	-12%	-45%	-53%
Number Sold	-50%	0%	-20%	-33%	3%	-33%	-51%	-50%	-27%	-37%	-62%
Avg. Days on Market	-10%	-30%	-38%	-37%	9%	-71%	-1%	-66%	-25%	86%	-19%
High Price	-10%	-27%	-69%	-69%	-51%	-53%	20%	-9%	15%	-32%	-22%
Low Price	-24%	-40%	48%	-5%	176%	-53%	15%	-8%	-11%	59%	199%

Current Year-To-Date Comparison - Residential (1st & 2nd Qtr.)

2007 - 2008

2007 Year To Date(1st and 2nd Quarter)											
	Durango In-Town	Bayfield In-Town	LaPlata Cntry. Combined	Durango Country	Bayfield Country	Resort	Durango Condos	Bayfield Condos	Resort Condos	Land 1-10 Acres	Commercial/Income
Average Price	\$ 448,823	\$ 278,078	\$ 427,432	\$ 480,034	\$ 369,051	\$ 539,467	\$ 301,998	\$ 210,929	\$ 307,864	\$ 198,808	\$ 884,482
Median Price	\$ 389,500	\$ 278,000	\$ 269,175	\$ 372,500	\$ 329,000	\$ 559,300	\$ 272,500	\$ 214,000	\$ 187,500	\$ 168,500	\$ 491,750
Total Volume	\$ 41,417,413	\$ 8,931,280	\$ 85,547,746	\$ 56,631,346	\$ 19,945,750	\$ 3,664,300	\$ 19,417,483	\$ 1,519,943	\$ 8,831,200	\$ 7,157,100	\$ 17,689,657
Number Sold	93	32	199	117	54	7	66	7	29	36	20
Avg. Days on Market	160	152	171.5	168.5	178	377.5	233.5	274.5	175.5	264	187
High Price	\$ 1,260,000	\$ 417,327	\$ 1,795,000	\$ 1,795,000	\$ 1,175,000	\$ 825,000	\$ 1,000,000	\$ 242,895	\$ 1,170,000	\$ 927,500	\$ 4,875,000
Low Price	\$ 230,000	\$ 185,000	\$ 55,000	\$ 55,000	\$ 160,000	\$ 250,000	\$ 108,000	\$ 190,900	\$ 66,500	\$ 51,500	\$ 189,500
2008 Year To Date(1st and 2nd Quarter)											
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Year To Date(1st and 2nd Quarter) Difference from Previous Year											
	Durango In-Town	Bayfield In-Town	LaPlata Cntry. Combined	Durango Country	Bayfield Country	Resort	Durango Condos	Bayfield Condos	Resort Condos	Land 1-10 Acres	Commercial/Income
Average Price	37%	59%	70%	72%	24%	67%	30%	8%	77%	-7%	-17%
Median Price	4%	7%	28%	32%	-14%	41%	-14%	6%	40%	-11%	47%
Total Volume	-25%	-47%	-24%	-7%	-54%	-51%	26%	-70%	-19%	-51%	-46%
Number Sold	-25%	-50%	-36%	-22%	-46%	-57%	39%	-71%	-24%	-47%	-35%
Avg. Days on Market	22%	47%	97%	109%	10%	41%	0%	-48%	106%	-15%	46%
High Price	-36%	8%	296%	296%	-11%	9%	-42%	-6%	-20%	-55%	-59%
Low Price	9%	14%	12%	173%	-62%	-10%	23%	19%	2%	-22%	-44%

Current Year-To-Date Comparison - Residential (1st & 2nd Qtr.)

2006 - 2007

2006 Year To Date(1st and 2nd Quarter)											
	Durango In-Town	Bayfield In-Town	LaPlata Cntry. Combined	Durango Country	Bayfield Country	Resort	Durango Condos	Bayfield Condos	Resort Condos	Land 1-10 Acres	Commercial/Income
Average Price	\$ 490,360	\$ 277,637	\$ 411,591	\$ 463,442	\$ 345,376	\$ 1,032,666	\$ 307,658	\$ 215,020	\$ 398,207	\$ 170,276	\$ 476,704
Median Price	\$ 439,500	\$ 284,900	\$ 345,500	\$ 382,500	\$ 295,000	\$ 540,000	\$ 281,000	\$ 217,526	\$ 210,000	\$ 140,000	\$ 307,500
Total Volume	\$ 36,805,321	\$ 8,051,500	\$ 107,276,055	\$ 75,517,335	\$ 21,758,719	\$ 3,098,000	\$ 26,855,134	\$ 1,505,143	\$ 18,715,766	\$ 6,981,350	\$ 12,394,319
Number Sold	71	29	265	161	63	3	88	7	47	41	26
Avg. Days on Market	166	119	183	182	174	157	231	375	225	183	593
High Price	\$ 1,319,796	\$ 485,000	\$ 2,000,000	\$ 2,000,000	\$ 1,650,000	\$ 2,243,000	\$ 767,500	\$ 226,100	\$ 1,603,193	\$ 640,000	\$ 2,000,000
Low Price	\$ 290,000	\$ 160,000	\$ 67,000	\$ 145,000	\$ 178,000	\$ 315,000	\$ 119,500	\$ 193,500	\$ 60,000	\$ 42,500	\$ 137,500
2007 Year To Date(1st and 2nd Quarter)											
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High Price	\$ 1,260,000	\$ 417,327	\$ 1,795,000	\$ 1,795,000	\$ 1,175,000	\$ 825,000	\$ 1,000,000	\$ 242,895	\$ 1,170,000	\$ 927,500	\$ 4,875,000
Low Price	\$ 230,000	\$ 185,000	\$ 55,000	\$ 55,000	\$ 160,000	\$ 250,000	\$ 108,000	\$ 190,900	\$ 66,500	\$ 51,500	\$ 189,500
Year To Date(1st and 2nd Quarter) Difference from Previous Year											
	Durango In-Town	Bayfield In-Town	LaPlata Cntry. Combined	Durango Country	Bayfield Country	Resort	Durango Condos	Bayfield Condos	Resort Condos	Land 1-10 Acres	Commercial/Income
Average Price	-8%	0%	4%	4%	7%	-48%	-2%	-2%	-23%	17%	86%
Median Price	-11%	-2%	-22%	-3%	12%	4%	-3%	-2%	-11%	20%	60%
Total Volume	13%	11%	-20%	-25%	-8%	18%	-28%	1%	-53%	3%	43%
Number Sold	31%	10%	-25%	-27%	-14%	133%	-25%	0%	-38%	-12%	-23%
Avg. Days on Market	-4%	28%	-6%	-7%	2%	140%	1%	-27%	-22%	44%	-68%
High Price	-5%	-14%	-10%	-10%	-29%	-63%	30%	7%	-27%	45%	144%
Low Price	-21%	16%	-18%	-62%	-10%	-21%	-10%	-1%	11%	21%	38%

2nd Quarter Trends

COLOR CODE DURANGO BAYFIELD IGNACIO VALLECITO LaPlata Co. RESORTS

	<i>Durango In Town Homes</i>										
	2010 Q2	2009 Q2	2008 Q2	2007 Q2	2006 Q2	2005 Q2	2004 Q2	2003 Q2	2002 Q2	2001 Q2	2000 Q2
Average Price	\$ 364,994	\$ 363,126	\$ 468,436	\$ 429,815	\$ 511,262	\$ 388,096	\$ 310,636	\$ 288,661	\$ 265,988	\$ 250,644	\$ 224,150
Median Price	\$ 328,450	\$ 350,000	\$ 430,000	\$ 390,000	\$ 448,000	\$ 355,752	\$ 299,999	\$ 276,000	\$ 245,900	\$ 245,000	\$ 189,000
Total Volume	\$ 13,139,796	\$ 9,441,299	\$ 22,953,403	\$ 23,639,841	\$ 23,006,821	\$ 29,107,215	\$ 18,016,889	\$ 13,567,048	\$ 10,905,500	\$ 11,279,000	\$ 12,776,575
Number Sold	36	26	49	55	45	75	58	47	41	45	57
Avg. Days on Market	206	174	110	133	148	180	129	114	96	96	123
High Price	\$ 680,267	\$ 733,000	\$ 810,000	\$ 840,000	\$ 1,319,796	\$ 715,000	\$ 558,000	\$ 582,500	\$ 542,000	\$ 595,000	\$ 700,000
Low Price	\$ 204,000	\$ 190,000	\$ 280,000	\$ 272,000	\$ 290,000	\$ 118,200	\$ 117,500	\$ 115,000	\$ 105,000	\$ 119,100	\$ 107,000
	<i>Percent Change from Previous Year</i>										
	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	1%	-22%	9%	-16%	32%	25%	8%	9%	6%	12%	
Median Price	-6%	-19%	10%	-13%	26%	19%	9%	12%	0%	30%	
Total Volume	39%	-59%	-3%	3%	-21%	62%	33%	24%	-3%	-12%	
Number Sold	38%	-47%	-11%	22%	-40%	29%	23%	15%	-9%	-21%	
Avg. Days on Market	18%	58%	-17%	-10%	-18%	40%	13%	19%	0%	-22%	
High Price	-7%	-10%	-4%	-36%	85%	28%	-4%	7%	-9%	-15%	
Low Price	7%	-32%	3%	-6%	145%	1%	2%	10%	-12%	11%	
	<i>Bayfield In Town Homes</i>										
	2010 Q2	2009 Q2	2008 Q2	2007 Q2	2006 Q2	2005 Q2	2004 Q2	2003 Q2	2002 Q2	2001 Q2	2000 Q2
Average Price	\$ 241,255	\$ 270,510	\$ 292,082	\$ 286,266	\$ 290,025	\$ 249,679	\$ 169,963	\$ 162,000	\$ 129,917	\$ 146,766	\$ 125,875
Median Price	\$ 247,805	\$ 290,000	\$ 298,018	\$ 283,000	\$ 293,450	\$ 239,395	\$ 172,000	\$ 146,500	\$ 128,750	\$ 150,000	\$ 125,875
Total Volume	\$ 2,653,805	\$ 2,705,100	\$ 3,212,905	\$ 5,152,796	\$ 4,640,400	\$ 3,245,821	\$ 679,850	\$ 2,268,000	\$ 779,500	\$ 1,908,090	\$ 251,750
Number Sold	11	10	11	18	16	13	4	14	6	13	2
Avg. Days on Market	146	209	120	144	132	128	153	112	77	104	158
High Price	\$ 305,000	\$ 328,100	\$ 372,000	\$ 369,900	\$ 485,000	\$ 363,000	\$ 175,850	\$ 245,000	\$ 162,500	\$ 205,000	\$ 157,000
Low Price	\$ 180,100	\$ 127,000	\$ 210,000	\$ 185,000	\$ 160,000	\$ 174,500	\$ 160,000	\$ 107,000	\$ 89,000	\$ 92,440	\$ 94,750
	<i>Percent Change from Previous Year</i>										
	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	-11%	-7%	2%	-1%	16%	47%	5%	25%	-11%	17%	
Median Price	-15%	-3%	5%	-4%	23%	39%	17%	14%	-14%	19%	
Total Volume	-2%	-16%	-38%	11%	43%	377%	-70%	191%	-59%	658%	
Number Sold	10%	-9%	-39%	13%	23%	225%	-71%	133%	-54%	550%	
Avg. Days on Market	-30%	74%	-17%	9%	3%	-16%	37%	45%	-26%	-34%	
High Price	-7%	-12%	1%	-24%	34%	106%	-28%	51%	-21%	31%	
Low Price	42%	-40%	14%	16%	-8%	9%	50%	20%	-4%	-2%	

2nd Quarter Trends

Ignacio In Town Homes											
	2010 Q2	2009 Q2	2008 Q2	2007 Q2	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	0	0	0	0	1	6	2	3	2	0	2
Avg. Days on Market	0	0	0	0	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											
	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	#DIV/0!	#DIV/0!	#DIV/0!	-100%	-24%	23%	-8%	44%	#DIV/0!	-100%	
Median Price	#DIV/0!	#DIV/0!	#DIV/0!	-100%	-19%	15%	-10%	48%	#DIV/0!	-100%	
Total Volume	#DIV/0!	#DIV/0!	#DIV/0!	-100%	-87%	270%	-39%	116%	#DIV/0!	-100%	
Number Sold	#DIV/0!	#DIV/0!	#DIV/0!	-100%	-83%	200%	-33%	50%	#DIV/0!	-100%	
Avg. Days on Market	#DIV/0!	#DIV/0!	#DIV/0!	-100%	-83%	3%	8%	-37%	#DIV/0!	-100%	
High Price	#DIV/0!	#DIV/0!	#DIV/0!	-100%	-47%	70%	-11%	17%	#DIV/0!	-100%	
Low Price	#DIV/0!	#DIV/0!	#DIV/0!	-100%	106%	-52%	-3%	93%	#DIV/0!	-100%	
Country Homes - La Plata County Combined											
	2010 Q2	2009 Q2	2008 Q2	2007 Q2	2006 Q2	2005 Q2	2004 Q2	2003 Q2	2002 Q2	2001 Q2	2000 Q2
Average Price	\$ 471,192	\$ 350,921	\$ 538,078	\$ 442,240	\$ 401,870	\$ 383,802	\$ 292,561	\$ 284,959	\$ 256,895	\$ 250,251	\$ 236,847
Median Price	\$ 313,652	\$ 289,000	\$ 385,000	\$ 379,000	\$ 345,250	\$ 291,000	\$ 262,750	\$ 224,500	\$ 223,450	\$ 206,000	\$ 215,000
Total Volume	\$ 33,454,663	\$ 21,055,308	\$ 43,046,255	\$ 51,299,900	\$ 65,102,985	\$ 69,468,242	\$ 39,788,333	\$ 31,630,484	\$ 30,313,586	\$ 34,034,216	\$ 25,105,810
Number Sold	71	60	80	116	166	171	136	111	118	136	106
Avg. Days on Market	248	204	208	151	180	173	159	183	182	173	198
High Price	\$ 45,750,000	\$ 2,200,000	\$ 7,100,000	\$ 1,795,000	\$ 1,850,000	\$ 2,837,500	\$ 750,000	\$ 2,000,000	\$ 965,000	\$ 2,925,000	\$ 895,000
Low Price	\$ 970,000	\$ 91,000	\$ 85,000	\$ 75,000	\$ 67,000	\$ 75,000	\$ 60,000	\$ 56,500	\$ 29,500	\$ 61,000	\$ 32,000
Percent Change from Previous Year											
	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	34%	-35%	22%	10%	5%	31%	3%	11%	3%	6%	
Median Price	9%	-25%	2%	10%	19%	11%	17%	0%	8%	-4%	
Total Volume	59%	-51%	-16%	-21%	-6%	75%	26%	4%	-11%	36%	
Number Sold	18%	-25%	-31%	-30%	-3%	26%	23%	-6%	-13%	28%	
Avg. Days on Market	22%	-2%	38%	-16%	4%	9%	-13%	1%	5%	-13%	
High Price	1980%	-69%	296%	-3%	-35%	278%	-63%	107%	-67%	227%	
Low Price	966%	7%	13%	12%	-11%	25%	6%	92%	-52%	91%	

2nd Quarter Trends

Country Homes - Durango											
	2010 Q2	2009 Q2	2008 Q2	2007 Q2	2006 Q2	2005 Q2	2004 Q2	2003 Q2	2002 Q2	2001 Q2	2000 Q2
Average Price	\$ 565,997	\$ 391,768	\$ 617,959	\$ 498,727	\$ 469,118	\$ 462,067	\$ 327,625	\$ 363,061	\$ 289,290	\$ 308,362	\$ 267,134
Median Price	\$ 380,500	\$ 323,500	\$ 495,000	\$ 431,500	\$ 415,000	\$ 369,900	\$ 290,000	\$ 314,000	\$ 235,000	\$ 250,000	\$ 238,500
Total Volume	\$ 28,299,852	\$ 16,454,258	\$ 34,605,705	\$ 35,409,650	\$ 44,566,235	\$ 51,751,518	\$ 23,588,983	\$ 39,573,634	\$ 23,721,800	\$ 24,360,566	\$ 21,103,620
Number Sold	50	42	56	71	95	112	72	109	82	79	79
Avg. Days on Market	293	219	209	155	185	189	141	167	183	203	198
High Price	\$ 4,575,000	\$ 2,200,000	\$ 7,100,000	\$ 1,795,000	\$ 1,850,000	\$ 2,837,500	\$ 750,000	\$ 1,625,000	\$ 965,000	\$ 2,925,000	\$ 895,000
Low Price	\$ 179,000	\$ 142,000	\$ 150,000	\$ 135,000	\$ 145,000	\$ 95,000	\$ 60,000	\$ 114,000	\$ 50,000	\$ 130,000	\$ 32,000
Percent Change from Previous Year											
	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	44%	-37%	24%	6%	2%	41%	-10%	26%	-6%	15%	
Median Price	18%	-35%	15%	4%	12%	28%	-8%	34%	-6%	5%	
Total Volume	72%	-52%	-2%	-21%	-14%	119%	-40%	67%	-3%	15%	
Number Sold	19%	-25%	-21%	-25%	-15%	56%	-34%	33%	4%	0%	
Avg. Days on Market	34%	5%	35%	-16%	-2%	34%	-16%	-9%	-10%	3%	
High Price	108%	-69%	296%	-3%	-35%	278%	-54%	68%	-67%	227%	
Low Price	26%	-5%	11%	-7%	53%	58%	-47%	128%	-62%	306%	
Country Homes - Bayfield											
	2010 Q2	2009 Q2	2008 Q2	2007 Q2	2006 Q2	2005 Q2	2004 Q2	2003 Q2	2002 Q2	2001 Q2	2000 Q2
Average Price	\$ 256,068	\$ 281,619	\$ 359,976	\$ 371,174	\$ 319,443	\$ 263,741	\$ 255,067	\$ 213,784	\$ 213,627	\$ 163,578	\$ 166,738
Median Price	\$ 200,000	\$ 245,000	\$ 284,000	\$ 365,000	\$ 279,000	\$ 254,000	\$ 219,000	\$ 192,500	\$ 178,500	\$ 143,000	\$ 139,900
Total Volume	\$ 2,816,753	\$ 3,661,050	\$ 6,389,550	\$ 11,506,400	\$ 14,374,950	\$ 11,686,324	\$ 11,478,000	\$ 7,268,650	\$ 4,699,786	\$ 7,033,850	\$ 2,834,550
Number Sold	11	13	19	31	45	45	45	34	22	43	17
Avg. Days on Market	160	187	136	139	137	117	191	122	157	129	233
High Price	\$ 630,000	\$ 515,000	\$ 1,050,000	\$ 929,000	\$ 800,000	\$ 539,000	\$ 635,500	\$ 450,000	\$ 610,000	\$ 333,000	\$ 362,000
Low Price	\$ 125,250	\$ 184,000	\$ 156,600	\$ 182,500	\$ 202,900	\$ 127,500	\$ 127,000	\$ 90,000	\$ 105,000	\$ 80,000	\$ 75,000
Percent Change from Previous Year											
	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	-9%	-22%	-3%	16%	21%	3%	19%	0%	31%	-2%	
Median Price	-18%	-14%	-22%	31%	10%	16%	14%	8%	25%	2%	
Total Volume	-23%	-43%	-44%	-20%	23%	2%	58%	55%	-33%	148%	
Number Sold	-15%	-32%	-39%	-31%	0%	0%	32%	55%	-49%	153%	
Avg. Days on Market	-14%	38%	-2%	1%	17%	-39%	57%	-22%	22%	-45%	
High Price	22%	-51%	13%	16%	48%	-15%	41%	-26%	83%	-8%	
Low Price	-32%	17%	-14%	-10%	59%	0%	41%	-14%	31%	7%	

2nd Quarter Trends

	Country Homes - Resort										
	2010 Q2	2009 Q2	2008 Q2	2007 Q2	2006 Q2	2005 Q2	2004 Q2	2003 Q2	2002 Q2	2001 Q2	2000 Q2
Average Price	\$ 577,250	\$ 425,000	\$ 225,000	\$ 651,433	\$ 427,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Median Price	\$ 577,250	\$ 450,000	\$ 225,000	\$ 575,000	\$ 427,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Volume	\$ 1,154,500	\$ 425,000	\$ 225,000	\$ 1,954,300	\$ 855,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Number Sold	2	1	1	3	2	0	0	0	0	0	0
Avg. Days on Market	193	109	241	414	162	0	0	0	0	0	0
High Price	\$ 700,000	\$ 425,000	\$ 225,000	\$ 820,000	\$ 540,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Low Price	\$ 454,500	\$ 425,000	\$ 225,000	\$ 559,300	\$ 315,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Percent Change from Previous Year										
	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	36%	89%	-65%	52%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Median Price	28%	100%	-61%	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Total Volume	172%	89%	-88%	129%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Number Sold	100%	0%	-67%	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Avg. Days on Market	77%	-55%	-42%	156%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
High Price	65%	89%	-73%	52%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Low Price	7%	89%	-60%	78%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
	Condo/Townhomes - Durango										
	2010 Q2	2009 Q2	2008 Q2	2007 Q2	2006 Q2	2005 Q2	2004 Q2	2003 Q2	2002 Q2	2001 Q2	2000 Q2
Average Price	\$ 287,123	\$ 306,692	\$ 275,991	\$ 265,257	\$ 309,205	\$ 300,505	\$ 218,910	\$ 160,030	\$ 150,243	\$ 143,535	\$ 127,717
Median Price	\$ 273,750	\$ 287,500	\$ 235,220	\$ 259,700	\$ 259,500	\$ 274,500	\$ 197,500	\$ 142,000	\$ 149,000	\$ 128,500	\$ 125,000
Total Volume	\$ 12,633,431	\$ 10,734,224	\$ 13,247,606	\$ 10,610,283	\$ 18,243,120	\$ 21,035,371	\$ 12,915,697	\$ 8,161,507	\$ 4,807,766	\$ 6,315,530	\$ 4,980,980
Number Sold	44	35	48	40	59	70	59	51	32	44	39
Avg. Days on Market	251	209	185	194	237	279	147	156	144	100	108
High Price	\$ 555,000	\$ 700,000	\$ 550,000	\$ 600,000	\$ 767,500	\$ 805,910	\$ 519,000	\$ 408,484	\$ 285,021	\$ 415,000	\$ 295,000
Low Price	\$ 117,000	\$ 153,000	\$ 143,115	\$ 108,000	\$ 149,900	\$ 55,000	\$ 66,000	\$ 38,000	\$ 75,000	\$ 13,500	\$ 51,000
	Percent Change from Previous Year										
	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	-6%	11%	4%	-14%	3%	37%	37%	7%	5%	12%	
Median Price	-5%	22%	-9%	0%	-5%	39%	39%	-5%	16%	3%	
Total Volume	18%	-19%	25%	-42%	-13%	63%	58%	70%	-24%	27%	
Number Sold	26%	-27%	20%	-32%	-16%	19%	16%	59%	-27%	13%	
Avg. Days on Market	20%	13%	-5%	-18%	-15%	90%	-6%	8%	44%	-7%	
High Price	-21%	27%	-8%	-22%	-5%	55%	27%	43%	-31%	41%	
Low Price	-24%	7%	33%	-28%	173%	-17%	74%	-49%	456%	-74%	

2nd Quarter Trends

Condo/Townhomes - Bayfield											
	2010 Q2	2009 Q2	2008 Q2	2007 Q2	2006 Q2	2005 Q2	2004 Q2	2003 Q2	2002 Q2	2001 Q2	2000 Q2
Average Price	\$ 203,000	\$ 208,000	\$ -	\$ 196,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Median Price	\$ 203,000	\$ 208,000	\$ -	\$ 196,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Volume	\$ 203,000	\$ 208,000	\$ -	\$ 392,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Number Sold	1	1	0	2	0	0	0	0	0	0	0
Avg. Days on Market	30	48	0	220	0	0	0	0	0	0	0
High Price	\$ 203,000	\$ 208,000	\$ -	\$ 202,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Low Price	\$ 203,000	\$ 208,000	\$ -	\$ 190,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Percent Change from Previous Year											
	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	-2%	#DIV/0!	-100%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Median Price	-2%	#DIV/0!	-100%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Total Volume	-2%	#DIV/0!	-100%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Number Sold	0%	#DIV/0!	-100%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Avg. Days on Market	-38%	#DIV/0!	-100%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
High Price	-2%	#DIV/0!	-100%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Low Price	-2%	#DIV/0!	-100%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Condo/Townhomes - Resort											
	2010 Q2	2009 Q2	2008 Q2	2007 Q2	2006 Q2	2005 Q2	2004 Q2	2003 Q2	2002 Q2	2001 Q2	2000 Q2
Average Price	\$ 467,212	\$ 388,500	\$ 215,636	\$ 275,581	\$ 437,750	\$ 200,400	\$ 162,101	\$ 147,962	\$ 225,244	\$ 114,662	\$ 122,274
Median Price	\$ 387,613	\$ 172,500	\$ 143,000	\$ 183,750	\$ 178,000	\$ 161,500	\$ 105,000	\$ 116,500	\$ 141,000	\$ 85,000	\$ 89,500
Total Volume	\$ 4,672,127	\$ 2,331,000	\$ 2,372,000	\$ 4,409,300	\$ 10,068,252	\$ 5,611,200	\$ 2,755,720	\$ 5,474,595	\$ 4,054,400	\$ 1,949,250	\$ 2,323,200
Number Sold	10	6	11	16	23	28	17	37	18	17	19
Avg. Days on Market	475	226	151	184	242	156	148	255	195	163	432
High Price	\$ 850,000	\$ 1,075,000	\$ 550,000	\$ 750,000	\$ 1,401,118	\$ 592,800	\$ 779,720	\$ 782,000	\$ 803,200	\$ 287,500	\$ 425,000
Low Price	\$ 63,000	\$ 91,000	\$ 67,500	\$ 66,500	\$ 60,000	\$ 22,500	\$ 53,000	\$ 16,000	\$ 28,000	\$ 11,250	\$ 25,000
Percent Change from Previous Year											
	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	20%	80%	-22%	-37%	118%	24%	10%	-34%	96%	-6%	
Median Price	125%	21%	-22%	3%	10%	54%	-10%	-17%	66%	-5%	
Total Volume	100%	-2%	-46%	-56%	79%	104%	-50%	35%	108%	-16%	
Number Sold	67%	-45%	-31%	-30%	-18%	65%	-54%	106%	6%	-11%	
Avg. Days on Market	110%	50%	-18%	-24%	55%	5%	-42%	31%	20%	-62%	
High Price	-21%	95%	-27%	-46%	136%	-24%	0%	-3%	179%	-32%	
Low Price	-31%	35%	2%	11%	167%	-58%	231%	-43%	149%	-55%	

**La Plata County Combined statistics includes: Durango, Bayfield, Breen, Hesperus, Igancio, 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.

2008 Year To Date(1st and 2nd Quarter)										
	Durango Town	In-Bayfield Town	LaPlata Cntry. Combined	Durango Country	Bayfield Country	Resort	Durango Condos	Bayfield Condos	Resort Condos	
Average Price	\$ 369,765	\$ 260,068	\$ 367,959	\$ 437,451	\$ 286,906	\$ 265,000	\$ 294,504	\$ 208,000	\$ 393,204	
Median Price	\$ 355,000	\$ 267,500	\$ 288,300	\$ 360,000	\$ 249,950	\$ 265,000	\$ 270,000	\$ 208,000	\$ 232,500	
Total Volume	\$ 12,941,799	\$ 4,161,100	\$ 37,531,860	\$ 26,684,555	\$ 8,607,205	\$ 530,000	\$ 13,252,687	\$ 208,000	\$ 6,291,277	
Number Sold	35	16	102	61	30	2	45	1	16	
Avg. Days on Market	176	157	210	220	213	152	231	48	272	
High Price	\$ 733,000	\$ 328,100	\$ 2,200,000	\$ 2,200,000	\$ 515,000	\$ 425,000	\$ 700,000	\$ 208,000	\$ 1,075,000	
Low Price	\$ 190,000	\$ 127,000	\$ 91,000	\$ 142,000	\$ 170,000	\$ 105,000	\$ 153,000	\$ 208,000	\$ 60,000	

2nd Quarter Trends

COLOR CODE DURANGO BAYFIELD IGNACIO VALLECITO LaPlata Co. RESORTS

				1/8 Share Fractional - RESORT						
	2010 Q2	2009 Q2	2008 Q2							
Average Price	\$ 279,900	\$ 279,900	\$ 787,000							
Median Price	\$ 279,900	\$ 279,900	\$ 787,000							
Total Volume	\$ 279,900	\$ 559,800	\$1,574,000							
Number Sold	1	2	2							
Avg. Days on Market	451	390	410							
High Price	\$ 279,900	\$ 279,900	\$ 899,000							
Low Price	\$ 279,900	\$ 279,900	\$ 675,000							
				Percent Change from Previous Year						
	2010	2009	2008							
Average Price	0%	-64%	#DIV/0!							
Median Price	0%	-64%	#DIV/0!							
Total Volume	-50%	-64%	#DIV/0!							
Number Sold	-50%	0%	#DIV/0!							
Avg. Days on Market	16%	-5%	#DIV/0!							
High Price	0%	-69%	#DIV/0!							
Low Price	0%	-59%	#DIV/0!							
				1/4 Share Fractional - Resort						
	2010 Q2	2009 Q2	2008 Q2							
Average Price	\$ -	\$ -	\$ 437,952							
Median Price	\$ -	\$ -	\$ 285,000							
Total Volume	\$ -	\$ -	\$4,817,480							
Number Sold	0	0	11							
Avg. Days on Market	0	0	286							
High Price	\$ -	\$ -	\$ 935,000							
Low Price	\$ -	\$ -	\$ 75,000							
				Percent Change from Previous Year						
	2010	2009	2008							
Average Price	#DIV/0!	-100%	#DIV/0!							
Median Price	#DIV/0!	-100%	#DIV/0!							
Total Volume	#DIV/0!	-100%	#DIV/0!							
Number Sold	#DIV/0!	-100%	#DIV/0!							
Avg. Days on Market	#DIV/0!	-100%	#DIV/0!							
High Price	#DIV/0!	-100%	#DIV/0!							
Low Price	#DIV/0!	-100%	#DIV/0!							

**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 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.

2nd Quarter Trends

COLOR CODE DURANGO BAYFIELD IGNACIO LaPlata Co.

	Farm/Ranch (La Plata County Combined)								
	2010 Q2	2009 Q2	2008 Q2	2007 Q2	2006 Q2				
Average Price	\$ 765,000	\$ 4,552,000	\$ 448,000	\$ -	\$ -				
Median Price	\$ 765,000	\$ 4,552,000	\$ 448,000	\$ -	\$ -				
Total Volume	\$ 765,000	\$ 4,552,000	\$ 448,000	\$ -	\$ -				
Number Sold	1	1	1	0	0				
Avg. Days on Market	57	366	355	0	0				
High Price	\$ 765,000	\$ 4,552,000	\$ 448,000	\$ -	\$ -				
Low Price	\$ 765,000	\$ 4,552,000	\$ 448,000	\$ -	\$ -				
	Percent Change from Previous Year								
	2010	2009	2008	2007					
Average Price	-83%	916%	#DIV/0!	#DIV/0!					
Median Price	-83%	916%	#DIV/0!	#DIV/0!					
Total Volume	-83%	916%	#DIV/0!	#DIV/0!					
Number Sold	0%	0%	#DIV/0!	#DIV/0!					
Avg. Days on Market	-84%	3%	#DIV/0!	#DIV/0!					
High Price	-83%	916%	#DIV/0!	#DIV/0!					
Low Price	-83%	916%	#DIV/0!	#DIV/0!					
	Land (InTown) Durango								
	2010 Q2	2009 Q2	2008 Q2	2007 Q2	2006 Q2	2005 Q2	2004 Q2	2003 Q2	
Average Price	\$ 135,000	\$ 375,000	\$ 425,000	\$ 1,205,500	\$ 201,833	\$ 489,247	\$ 299,264	\$ -	
Median Price	\$ 135,000	\$ 375,000	\$ 475,000	\$ 281,000	\$ 192,000	\$ 200,000	\$ 223,250	\$ -	
Total Volume	\$ 270,000	\$ 750,000	\$ 1,275,000	\$ 4,822,000	\$ 1,211,000	\$ 1,467,770	\$ 3,591,170	\$ -	
Number Sold	2	2	3	4	6	3	12	0	
Avg. Days on Market	654	505	356	115	155	236	341	0	
High Price	\$ 155,000	\$ 600,000	\$ 540,000	\$ 4,100,000	\$ 245,000	\$ 1,069,770	\$ 1,300,000	\$ -	
Low Price	\$ 115,000	\$ 150,000	\$ 260,000	\$ 160,000	\$ 175,000	\$ 198,000	\$ 120,000	\$ -	
	Percent Change from Previous Year								
	2010	2009	2008	2007	2006	2005	2004	2003	
Average Price	-64%	-12%	-65%	497%	-59%	63%	#DIV/0!		
Median Price	-64%	-21%	69%	46%	-4%	-10%	#DIV/0!		
Total Volume	-64%	-41%	-74%	298%	-17%	-59%	#DIV/0!		
Number Sold	0%	-33%	-25%	-33%	100%	-75%	#DIV/0!		
Avg. Days on Market	30%	42%	210%	-26%	-34%	-31%	#DIV/0!		
High Price	-74%	11%	-87%	1573%	-77%	-18%	#DIV/0!		
Low Price	-23%	-42%	63%	-9%	-12%	65%	#DIV/0!		

2nd Quarter Trends

COLOR CODE DURANGO BAYFIELD IGNACIO LaPlata Co.

	Land (In Town) Bayfield								
	2010 Q2	2009 Q2	2008 Q2	2007 Q2	2006 Q2	2005 Q2	2004 Q2	2003 Q2	
Average Price	\$ 75,000	\$ 350,000	\$ 61,825	\$ 49,900	\$ 69,909	\$ 57,667	\$ 61,730	\$ -	
Median Price	\$ 80,000	\$ 350,000	\$ 62,450	\$ 49,900	\$ 65,400	\$ 52,000	\$ 68,000	\$ -	
Total Volume	\$ 225,000	\$ 350,000	\$ 247,300	\$ 99,800	\$ 769,000	\$ 346,000	\$ 308,648	\$ -	
Number Sold	3	1	4	2	11	6	5	0	
Avg. Days on Market	258	19	333	446	192	501	117	0	
High Price	\$ 101,000	\$ 350,000	\$ 69,900	\$ 49,900	\$ 99,000	\$ 76,000	\$ 51,000	\$ -	
Low Price	\$ 44,000	\$ 350,000	\$ 52,500	\$ 49,900	\$ 62,900	\$ 52,000	\$ 70,648	\$ -	
	Percent Change from Previous Year								
	2010	2009	2008	2007	2006	2005	2004	2003	
Average Price	-79%	466%	24%	-29%	21%	-7%	#DIV/0!		
Median Price	-77%	460%	25%	-24%	26%	-24%	#DIV/0!		
Total Volume	-36%	42%	148%	-87%	122%	12%	#DIV/0!		
Number Sold	200%	-75%	100%	-82%	83%	20%	#DIV/0!		
Avg. Days on Market	1258%	-94%	-25%	132%	-62%	328%	#DIV/0!		
High Price	-71%	401%	40%	-50%	30%	49%	#DIV/0!		
Low Price	-87%	567%	5%	-21%	21%	-26%	#DIV/0!		
	Land (In Town) Ignacio								
	2010 Q2	2009 Q2	2008 Q2	2007 Q2	2006 Q2	2005 Q2	2004 Q2	2003 Q2	
Average Price	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ -	
Median Price	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ -	
Total Volume	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ -	
Number Sold	0	0	0	0	0	0	1	0	
Avg. Days on Market	0	0	0	0	0	0	62	0	
High Price	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ -	
Low Price	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ -	
	Percent Change from Previous Year								
	2010	2009	2008	2007	2006	2005	2004	2003	
Average Price	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-100%	#DIV/0!	#DIV/0!	
Median Price	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-100%	#DIV/0!	#DIV/0!	
Total Volume	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-100%	#DIV/0!	#DIV/0!	
Number Sold	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-100%	#DIV/0!	#DIV/0!	
Avg. Days on Market	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-100%	#DIV/0!	#DIV/0!	
High Price	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-100%	#DIV/0!	#DIV/0!	
Low Price	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-100%	#DIV/0!	#DIV/0!	

2nd Quarter Trends

COLOR CODE DURANGO BAYFIELD IGNACIO LaPlata Co.

Land (La Plata County Combined) Lots Under 1 Acre											
	2010 Q2	2009 Q2	2008 Q2	2007 Q2	2006 Q2	2005 Q2	2004 Q2	2003 Q2	2002 Q2	2001 Q2	2000 Q2
Average Price	\$ 128,662	\$ 27,833	\$ 339,070	\$ 134,200	\$ 127,746	\$ 129,863	\$ 105,269	\$ 40,993	\$ 54,882	\$ 41,675	\$ 47,268
Median Price	\$ 99,950	\$ 24,000	\$ 378,716	\$ 136,500	\$ 100,000	\$ 129,900	\$ 72,950	\$ 28,500	\$ 43,900	\$ 44,250	\$ 33,200
Total Volume	\$ 1,029,300	\$ 83,500	\$ 1,017,210	\$ 1,342,000	\$ 1,660,700	\$ 2,467,400	\$ 2,526,450	\$ 573,900	\$ 2,030,650	\$ 750,150	\$ 1,039,895
Number Sold	8	3	3	10	13	19	24	14	37	18	22
Avg. Days on Market	249	350	26	138	180	151	161	134	197	431	175
High Price	\$ 338,000	\$ 35,500	\$ 399,494	\$ 300,000	\$ 273,500	\$ 335,000	\$ 325,000	\$ 105,000	\$ 219,000	\$ 119,000	\$ 214,900
Low Price	\$ 60,000	\$ 24,000	\$ 239,000	\$ 21,000	\$ 49,500	\$ 27,500	\$ 15,750	\$ 9,000	\$ 8,500	\$ 1,600	\$ 6,900
Percent Change from Previous Year											
	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	362%	-92%	153%	5%	-2%	23%	157%	-25%	32%	-12%	
Median Price	316%	-94%	177%	37%	-23%	78%	156%	-35%	-1%	33%	
Total Volume	1133%	-92%	-24%	-19%	-33%	-2%	340%	-72%	171%	-28%	
Number Sold	167%	0%	-70%	-23%	-32%	-21%	71%	-62%	106%	-18%	
Avg. Days on Market	-29%	1246%	-81%	-23%	19%	-6%	20%	-32%	-54%	146%	
High Price	852%	-91%	33%	10%	-18%	3%	210%	-52%	84%	-45%	
Low Price	150%	-90%	1038%	-58%	80%	75%	75%	6%	431%	-77%	
Land (La Plata County Combined) Under 10 Acres											
	2010 Q2	2009 Q2	2008 Q2	2007 Q2	2006 Q2	2005 Q2	2004 Q2	2003 Q2	2002 Q2	2001 Q2	2000 Q2
Average Price	\$ 134,350	\$ 170,833	\$ 204,890	\$ 225,255	\$ 185,917	\$ 133,706	\$ 90,783	\$ 65,980	\$ 76,888	\$ 41,675	\$ 71,677
Median Price	\$ 123,750	\$ 160,000	\$ 160,000	\$ 182,750	\$ 110,000	\$ 65,200	\$ 49,250	\$ 40,000	\$ 49,000	\$ 44,250	\$ 40,000
Total Volume	\$ 1,343,500	\$ 1,025,000	\$ 3,073,362	\$ 4,054,600	\$ 3,160,600	\$ 6,417,900	\$ 3,812,899	\$ 3,496,950	\$ 4,920,850	\$ 750,150	\$ 4,372,300
Number Sold	10	6	15	18	17	48	42	53	64	18	61
Avg. Days on Market	216	341	158	344	203	178	175	193	294	431	284
High Price	\$ 295,000	\$ 255,000	\$ 413,000	\$ 927,500	\$ 640,000	\$ 1,100,000	\$ 1,000,000	\$ 475,000	\$ 700,000	\$ 119,000	\$ 360,000
Low Price	\$ 20,000	\$ 126,500	\$ 50,000	\$ 60,000	\$ 63,000	\$ 27,750	\$ 6,000	\$ 5,000	\$ 7,000	\$ 1,600	\$ 6,500
Percent Change from Previous Year											
	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	-21%	-17%	-9%	21%	39%	47%	38%	-14%	84%	-42%	
Median Price	-23%	0%	-12%	66%	69%	32%	23%	-18%	11%	11%	
Total Volume	31%	-67%	-24%	28%	-51%	68%	9%	-29%	556%	-83%	
Number Sold	67%	-60%	-17%	6%	-65%	14%	-21%	-17%	256%	-70%	
Avg. Days on Market	-37%	116%	-54%	69%	14%	2%	-9%	-34%	-32%	52%	
High Price	16%	-38%	-55%	45%	-42%	10%	111%	-32%	488%	-67%	
Low Price	-84%	153%	-17%	-5%	127%	363%	20%	-29%	338%	-75%	

2nd Quarter Trends

COLOR CODE DURANGO BAYFIELD IGNACIO LaPlata Co.

Land (La Plata County Combined) 10 to 34.99 Acres											
	2010 Q2	2009 Q2	2008 Q2	2007 Q2	2006 Q2	2005 Q2	2004 Q2	2003 Q2	2002 Q2	2001 Q2	2000 Q2
Average Price	\$ 59,000	\$ 71,500	\$ 175,750	\$ 201,950	\$ 248,166	\$ 243,923	\$ 169,000	\$ 339,553	\$ 130,204	\$ 128,290	\$ 128,503
Median Price	\$ 59,000	\$ 42,500	\$ 107,500	\$ 192,500	\$ 242,000	\$ 188,000	\$ 179,000	\$ 87,950	\$ 128,500	\$ 98,750	\$ 98,500
Total Volume	\$ 59,000	\$ 214,500	\$ 1,054,500	\$ 807,800	\$ 744,500	\$ 3,171,000	\$ 1,183,000	\$ 5,432,850	\$ 1,692,650	\$ 1,282,900	\$ 1,413,535
Number Sold	1	3	6	4	3	13	7	16	13	10	11
Avg. Days on Market	36	453	245	147	349	326	313	221	339	514	519
High Price	\$ 59,000	\$ 149,000	\$ 550,000	\$ 302,800	\$ 310,000	\$ 850,000	\$ 300,000	\$ 3,800,000	\$ 340,000	\$ 315,000	\$ 304,110
Low Price	\$ 59,000	\$ 23,000	\$ 24,500	\$ 120,000	\$ 192,500	\$ 76,000	\$ 100,000	\$ 25,000	\$ 26,250	\$ 39,900	\$ 45,900
Percent Change from Previous Year											
	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	-17%	-59%	-13%	-19%	2%	44%	-50%	161%	1%	0%	
Median Price	39%	-60%	-44%	-20%	29%	5%	104%	-32%	30%	0%	
Total Volume	-72%	-80%	31%	9%	-77%	168%	-78%	221%	32%	-9%	
Number Sold	-67%	-50%	50%	33%	-77%	86%	-56%	23%	30%	-9%	
Avg. Days on Market	-92%	85%	67%	-58%	7%	4%	42%	-35%	-34%	-1%	
High Price	-60%	-73%	82%	-2%	-64%	183%	-92%	1018%	8%	4%	
Low Price	157%	-6%	-80%	-38%	153%	-24%	300%	-5%	-34%	-13%	
Land (La Plata County Combined) 35 Acres +											
	2010 Q2	2009 Q2	2008 Q2	2007 Q2	2006 Q2	2005 Q2	2004 Q2	2003 Q2	2002 Q2	2001 Q2	2000 Q2
Average Price	\$ 303,250	\$ 260,142	\$ 747,250	\$ 305,697	\$ 297,535	\$ 411,996	\$ 173,065	\$ 126,412	\$ 228,195	\$ 164,567	\$ 254,530
Median Price	\$ 220,000	\$ 200,000	\$ 750,000	\$ 192,523	\$ 250,000	\$ 230,000	\$ 157,500	\$ 70,000	\$ 150,000	\$ 144,000	\$ 160,300
Total Volume	\$ 1,213,000	\$ 1,821,000	\$ 2,989,000	\$ 1,834,183	\$ 4,463,030	\$ 11,123,899	\$ 2,595,970	\$ 3,160,300	\$ 4,792,100	\$ 2,468,500	\$ 4,327,015
Number Sold	4	7	4	6	15	27	15	25	21	15	17
Avg. Days on Market	467	378	283	517	407	276	214	304	461	372	440
High Price	\$ 605,000	\$ 549,000	\$ 1,150,000	\$ 763,000	\$ 875,000	\$ 4,250,000	\$ 652,070	\$ 530,000	\$ 975,000	\$ 465,000	\$ 850,000
Low Price	\$ 168,000	\$ 129,000	\$ 339,000	\$ 140,000	\$ 297,535	\$ 40,000	\$ 35,000	\$ 19,900	\$ 32,000	\$ 70,000	\$ 47,500
Percent Change from Previous Year											
	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	17%	-65%	144%	3%	-28%	138%	37%	-45%	39%	-35%	
Median Price	10%	-73%	290%	-23%	9%	46%	125%	-53%	4%	-10%	
Total Volume	-33%	-39%	63%	-59%	-60%	329%	-18%	-34%	94%	-43%	
Number Sold	-43%	75%	-33%	-60%	-44%	80%	-40%	19%	40%	-12%	
Avg. Days on Market	24%	34%	-45%	27%	47%	29%	-30%	-34%	24%	-15%	
High Price	10%	-52%	51%	-13%	-79%	552%	23%	-46%	110%	-45%	
Low Price	30%	-62%	142%	-53%	644%	14%	76%	-38%	-54%	47%	

2nd Quarter Trends

COLOR CODE DURANGO BAYFIELD IGNACIO LaPlata Co.

Land (La Plata County Combined) Resort											
	2010 Q2	2009 Q2	2008 Q2	2007 Q2	2006 Q2						
Average Price	\$ 164,450	\$ -	\$ 135,950	\$ 347,000	\$ 676,076						
Median Price	\$ 164,450	\$ -	\$ 135,950	\$ 347,000	\$ 279,900						
Total Volume	\$ 328,900	\$ -	\$ 271,900	\$ 694,000	\$ 8,789,000						
Number Sold	2	0	2	2	13						
Avg. Days on Market	58	0	376	554	263						
High Price	\$ 229,000	\$ -	\$ 137,000	\$ 475,000	\$ 5,000,000						
Low Price	\$ 99,900	\$ -	\$ 134,900	\$ 219,000	\$ 100,000						
Percent Change from Previous Year											
	2010	2009	2008	2007	2006						
Average Price	#DIV/0!	-100%	-61%	-49%							
Median Price	#DIV/0!	-100%	-61%	24%							
Total Volume	#DIV/0!	-100%	-61%	-92%							
Number Sold	#DIV/0!	-100%	0%	-85%							
Avg. Days on Market	#DIV/0!	-100%	-32%	111%							
High Price	#DIV/0!	-100%	-71%	-91%							
Low Price	#DIV/0!	-100%	-38%	119%							
Business & Income (La Plata County Combined) Business Opportunities											
	2010 Q2	2009 Q2	2008 Q2	2007 Q2	2006 Q2	2005 Q2	2004 Q2	2003 Q2	2002 Q2	2001 Q2	2000 Q2
Average Price	\$ 35,000	\$ -	\$ 135,000	\$ 745,000	\$ 1,602,337	\$ 234,061	\$ 227,087	\$ 109,667	\$ 57,290	\$ 63,250	\$ 324,000
Median Price	\$ 35,000	\$ -	\$ 165,000	\$ 745,000	\$ 1,134,851	\$ 234,061	\$ 280,000	\$ 79,000	\$ 62,500	\$ 63,250	\$ 320,000
Total Volume	\$ 35,000	\$ -	\$ 405,000	\$ 745,000	\$ 12,818,703	\$ 468,122	\$ 1,135,437	\$ 329,000	\$ 171,871	\$ 126,500	\$ 1,620,000
Number Sold	1	0	3	1	8	2	5	3	3	2	5
Avg. Days on Market	20	0	380	36	275	193	195	145	327	106	159
High Price	\$ 35,000	\$ -	\$ 165,000	\$ 745,000	\$ 3,950,000	\$ 298,122	\$ 399,900	\$ 205,000	\$ 92,371	\$ 110,000	\$ 840,000
Low Price	\$ 35,000	\$ -	\$ 75,000	\$ 745,000	\$ 250,000	\$ 170,000	\$ 71,537	\$ 45,000	\$ 17,000	\$ 16,500	\$ 50,000
Percent Change from Previous Year											
	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	#DIV/0!	-100%	-82%	-54%	585%	3%	107%	91%	-9%	-80%	
Median Price	#DIV/0!	-100%	-78%	-34%	385%	-16%	254%	26%	-1%	-80%	
Total Volume	#DIV/0!	-100%	-46%	-94%	2638%	-59%	245%	91%	36%	-92%	
Number Sold	#DIV/0!	-100%	200%	-88%	300%	-60%	67%	0%	50%	-60%	
Avg. Days on Market	#DIV/0!	-100%	956%	-87%	42%	-1%	34%	-56%	208%	-33%	
High Price	#DIV/0!	-100%	-78%	-81%	1225%	-25%	95%	122%	-16%	-87%	
Low Price	#DIV/0!	-100%	-90%	198%	47%	138%	59%	165%	3%	-67%	

2nd Quarter Trends

COLOR CODE DURANGO BAYFIELD IGNACIO LaPlata Co.

Business & Income (La Plata County Combined) Commercial Income											
	2010 Q2	2009 Q2	2008 Q2	2007 Q2	2006 Q2	2005 Q2	2004 Q2	2003 Q2	2002 Q2	2001 Q2	2000 Q2
Average Price	\$ 539,236	\$ 1,147,500	\$ 809,000	\$ 458,750	\$ 472,221	\$ 662,954	\$ 959,490	\$ 476,530	\$ 657,167	\$ 400,125	\$ 975,000
Median Price	\$ 481,972	\$ 1,147,500	\$ 410,000	\$ 335,000	\$ 335,000	\$ 475,000	\$ 480,000	\$ 335,000	\$ 480,000	\$ 337,500	\$ 632,500
Total Volume	\$ 2,156,945	\$ 2,295,000	\$ 4,045,000	\$ 2,752,500	\$ 7,083,325	\$ 8,618,400	\$ 9,594,900	\$ 4,765,300	\$ 7,886,000	\$ 3,201,000	\$ 5,850,000
Number Sold	4	2	5	6	15	13	10	10	12	8	6
Avg. Days on Market	311	312	421	224	510	259	281	214	371	401	145
High Price	\$ 950,000	\$ 1,295,000	\$ 2,000,000	\$ 1,300,000	\$ 1,481,000	\$ 1,625,000	\$ 4,450,000	\$ 1,300,000	\$ 1,700,000	\$ 900,000	\$ 2,830,000
Low Price	\$ 243,000	\$ 1,000,000	\$ 200,000	\$ 189,500	\$ 137,500	\$ 127,000	\$ 149,900	\$ 80,000	\$ 150,000	\$ 115,000	\$ 220,000
Percent Change from Previous Year											
	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	-53%	42%	76%	-3%	-29%	-31%	101%	-27%	64%	-59%	
Median Price	-58%	180%	22%	0%	-29%	-1%	43%	-30%	42%	-47%	
Total Volume	-6%	-43%	47%	-61%	-18%	-10%	101%	-40%	146%	-45%	
Number Sold	100%	-60%	-17%	-60%	15%	30%	0%	-17%	50%	33%	
Avg. Days on Market	0%	-26%	88%	-56%	97%	-8%	31%	-42%	-7%	177%	
High Price	-27%	-35%	54%	-12%	-9%	-63%	242%	-24%	89%	-68%	
Low Price	-76%	400%	6%	38%	8%	-15%	87%	-47%	30%	-48%	
Business & Income (La Plata County Combined) Commercial Land											
	2010 Q2	2009 Q2	2008 Q2	2007 Q2	2006 Q2	2005 Q2	2004 Q2	2003 Q2	2002 Q2	2001 Q2	2000 Q2
Average Price	\$ -	\$ -	\$ -	\$ 797,500	\$ 458,000	\$ 436,935	\$ 223,250	\$ 91,250	\$ 303,758	\$ 644,450	\$ 175,250
Median Price	\$ -	\$ -	\$ -	\$ 797,500	\$ 458,000	\$ 405,780	\$ 178,500	\$ 91,250	\$ 121,000	\$ 644,450	\$ 160,000
Total Volume	\$ -	\$ -	\$ -	\$ 1,595,000	\$ 916,000	\$ 2,621,610	\$ 1,786,000	\$ 182,500	\$ 2,126,308	\$ 1,288,900	\$ 701,000
Number Sold	0	0	0	2	2	6	8	2	7	2	4
Avg. Days on Market	0	0	0	359	117	649	888	185	213	230	291
High Price	\$ -	\$ -	\$ -	\$ 1,290,000	\$ 600,000	\$ 880,000	\$ 575,000	\$ 95,000	\$ 1,332,308	\$ 1,190,000	\$ 222,000
Low Price	\$ -	\$ -	\$ -	\$ 305,000	\$ 316,000	\$ 190,000	\$ 130,000	\$ 87,500	\$ 30,000	\$ 98,900	\$ 159,000
Percent Change from Previous Year											
	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	#DIV/0!	#DIV/0!	-100%	74%	5%	96%	145%	-70%	-53%	268%	
Median Price	#DIV/0!	#DIV/0!	-100%	74%	13%	127%	96%	-25%	-81%	303%	
Total Volume	#DIV/0!	#DIV/0!	-100%	74%	-65%	47%	879%	-91%	65%	84%	
Number Sold	#DIV/0!	#DIV/0!	-100%	0%	-67%	-25%	300%	-71%	250%	-50%	
Avg. Days on Market	#DIV/0!	#DIV/0!	-100%	207%	-82%	-27%	380%	-13%	-7%	-21%	
High Price	#DIV/0!	#DIV/0!	-100%	115%	-32%	53%	505%	-93%	12%	436%	
Low Price	#DIV/0!	#DIV/0!	-100%	-3%	66%	46%	49%	192%	-70%	-38%	

2nd Quarter Trends

COLOR CODE DURANGO BAYFIELD IGNACIO LaPlata Co.

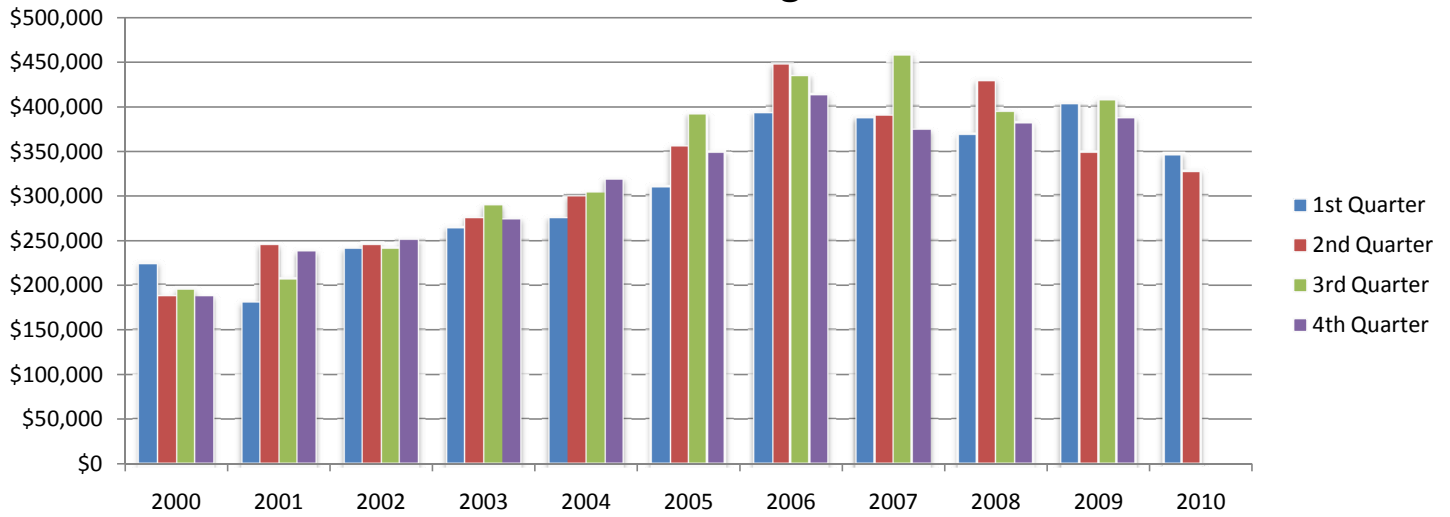
Business & Income (La Plata County Combined) Commercial Lease											
	2010 Q2	2009 Q2	2008 Q2	2007 Q2	2006 Q2	2005 Q2	2004 Q2	2003 Q2	2002 Q2	2001 Q2	2000 Q2
Average Price	\$ 1,955	\$ 4,449	\$ 49,981	\$ 57,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,000
Median Price	\$ 2,117	\$ 4,449	\$ 24,696	\$ 57,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,000
Total Volume	\$ 7,823	\$ 8,898	\$ 249,906	\$ 57,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,000
Number Sold	4	2	5	1	0	0	0	0	0	0	1
Avg. Days on Market	294	188	100	264	0	0	0	0	0	0	30
High Price	\$ 2,520	\$ 5,398	\$ 185,540	\$ 57,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,000
Low Price	\$ 1,068	\$ 3,500	\$ 900	\$ 57,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,000
Percent Change from Previous Year											
	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	-56%	-91%	-13%								
Median Price	-52%	-82%	-57%								
Total Volume	-12%	-96%	334%								
Number Sold	100%	-60%	400%								
Avg. Days on Market	56%	88%	-62%								
High Price	-53%	-97%	222%								
Low Price	-69%	289%	-98%								
Business & Income (La Plata County Combined) Mobile/Modular - No Land											
	2010 Q2	2009 Q2	2008 Q2	2007 Q2	2006 Q2	2005 Q2	2004 Q2	2003 Q2	2002 Q2	2001 Q2	2000 Q2
Average Price	\$ 39,750	\$ -	\$ -	\$ 49,000	\$ 38,735	\$ 27,667	\$ 26,250	\$ 23,670	\$ 29,557	\$ 23,500	\$ 28,752
Median Price	\$ 39,750	\$ -	\$ -	\$ 49,000	\$ 38,735	\$ 28,000	\$ 26,250	\$ 17,250	\$ 27,000	\$ 23,500	\$ 26,000
Total Volume	\$ 79,500	\$ -	\$ -	\$ 49,000	\$ 77,470	\$ 83,000	\$ 52,500	\$ 236,700	\$ 206,900	\$ 47,000	\$ 86,256
Number Sold	2	0	0	1	2	3	2	10	7	2	3
Avg. Days on Market	63	0	0	70	108	303	371	87	123	183	241
High Price	\$ 57,000	\$ -	\$ -	\$ 49,000	\$ 44,900	\$ 30,000	\$ 27,000	\$ 85,000	\$ 45,900	\$ 33,500	\$ 40,000
Low Price	\$ 22,500	\$ -	\$ -	\$ 49,000	\$ 32,570	\$ 25,000	\$ 25,500	\$ 6,000	\$ 4,000	\$ 13,500	\$ 20,256
Percent Change from Previous Year											
	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	#DIV/0!	#DIV/0!	-100%	27%	40%	5%	11%	-20%	26%	-18%	
Median Price	#DIV/0!	#DIV/0!	-100%	27%	38%	7%	52%	-36%	15%	-10%	
Total Volume	#DIV/0!	#DIV/0!	-100%	-37%	-7%	58%	-78%	14%	340%	-46%	
Number Sold	#DIV/0!	#DIV/0!	-100%	-50%	-33%	50%	-80%	43%	250%	-33%	
Avg. Days on Market	#DIV/0!	#DIV/0!	-100%	-35%	-64%	-18%	326%	-29%	-33%	-24%	
High Price	#DIV/0!	#DIV/0!	-100%	9%	50%	11%	-68%	85%	37%	-16%	
Low Price	#DIV/0!	#DIV/0!	-100%	50%	30%	-2%	325%	50%	-70%	-33%	

2nd Quarter Trends

COLOR CODE DURANGO BAYFIELD IGNACIO LaPlata Co.

Business & Income (La Plata County Combined) Multi-Family											
	2010 Q2	2009 Q2	2008 Q2	2007 Q2	2006 Q2	2005 Q2	2004 Q2	2003 Q2	2002 Q2	2001 Q2	2000 Q2
Average Price	\$ -	\$ -	\$ 396,333	\$ -	\$ 425,000	\$ 422,230	\$ 406,400	\$ 150,100	\$ 249,500	\$ 225,833	\$ 350,000
Median Price	\$ -	\$ -	\$ 475,000	\$ -	\$ 425,000	\$ 389,000	\$ 400,000	\$ 103,000	\$ 249,500	\$ 220,000	\$ 227,500
Total Volume	\$ -	\$ -	\$ 1,189,000	\$ -	\$ 425,000	\$ 1,266,690	\$ 2,032,000	\$ 750,500	\$ 499,000	\$ 677,500	\$ 1,052,500
Number Sold	0	0	3	0	1	3	5	5	2	3	3
Avg. Days on Market	0	0	153	0	59	129	117	162	34	108	72
High Price	\$ -	\$ -	\$ 525,000	\$ -	\$ 425,000	\$ 459,000	\$ 555,000	\$ 245,000	\$ 253,000	\$ 307,500	\$ 650,000
Low Price	\$ -	\$ -	\$ 189,000	\$ -	\$ 425,000	\$ 382,690	\$ 260,000	\$ 60,000	\$ 246,000	\$ 150,000	\$ 175,000
Percent Change from Previous Year											
	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	#DIV/0!	-100%	#DIV/0!		1%	4%	171%	-40%	10%	-35%	
Median Price	#DIV/0!	-100%	#DIV/0!		9%	-3%	288%	-59%	13%	-3%	
Total Volume	#DIV/0!	-100%	#DIV/0!		-66%	-38%	171%	50%	-26%	-36%	
Number Sold	#DIV/0!	-100%	#DIV/0!		-67%	-40%	0%	150%	-33%	0%	
Avg. Days on Market	#DIV/0!	-100%	#DIV/0!		-54%	10%	-28%	376%	-69%	50%	
High Price	#DIV/0!	-100%	#DIV/0!		-7%	-17%	127%	-3%	-18%	-53%	
Low Price	#DIV/0!	-100%	#DIV/0!		11%	47%	333%	-76%	64%	-14%	
**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.											

TREND - Median In-Town Durango Home Prices



MEDIAN IN-TOWN DURANGO HOME PRICES

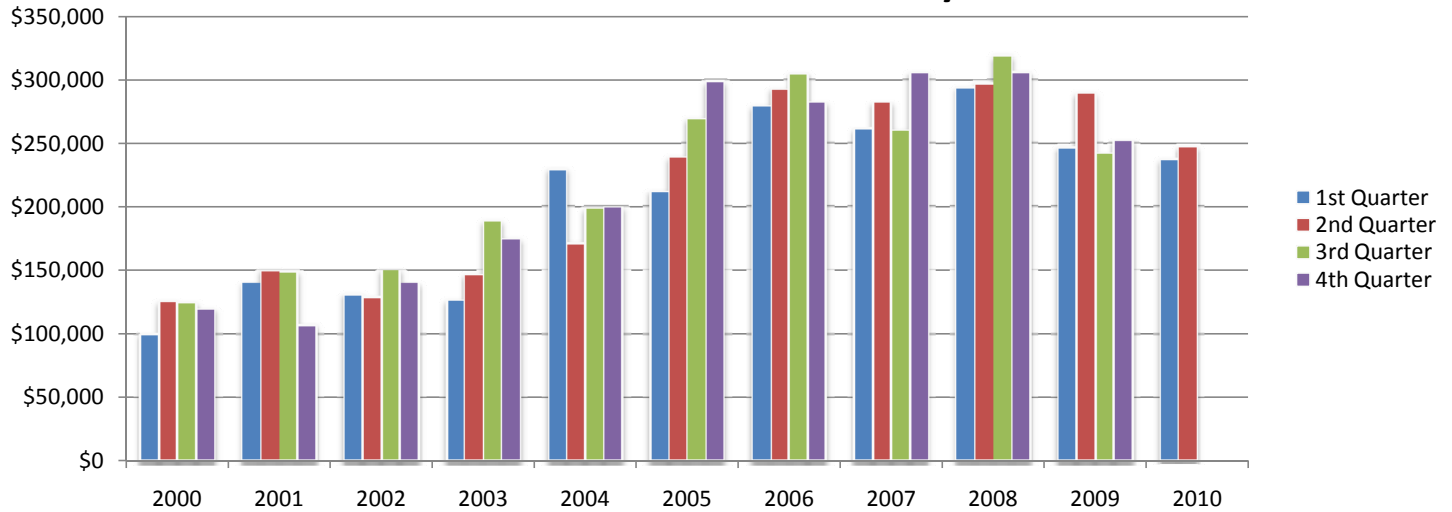
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
1st Quarter	\$225,000	\$181,000	\$241,000	\$265,360	\$276,474	\$311,000	\$394,000	\$388,250	\$370,000	\$404,000	\$346,500
2nd Quarter	\$189,000	\$245,000	\$245,900	\$276,000	\$299,999	\$355,752	\$448,000	\$390,000	\$430,000	\$350,000	\$328,450
3rd Quarter	\$195,500	\$208,000	\$241,900	\$290,000	\$303,545	\$392,000	\$436,050	\$460,000	\$394,900	\$409,000	
4th Quarter	\$187,500	\$238,750	\$252,000	\$274,500	\$319,900	\$350,000	\$413,875	\$374,950	\$382,900	\$387,450	

Criteria: (Class: Residential) (Area - Durango In-Town) (Type - Stick-built, Manufactured, Modular) *Manufactured & Modular listings being sold WITHOUT land are excluded.

% INCREASE/DECREASE FROM PREVIOUS YEAR, SAME QUARTER

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
1st Quarter	No Data	-19.56%	33.15%	10.11%	4.19%	12.49%	26.69%	-1.46%	-4.70%	9.19%	-14.23%
2nd Quarter	No Data	29.63%	0.37%	12.24%	8.70%	18.58%	25.93%	-12.95%	10.26%	-18.60%	-6.16%
3rd Quarter	No Data	6.39%	16.30%	19.88%	4.67%	29.14%	11.24%	5.49%	-14.15%	3.57%	
4th Quarter	No Data	27.33%	5.55%	8.93%	16.54%	9.41%	18.25%	-9.41%	2.12%	1.19%	

TREND - Median In-Town Bayfield Home Prices



MEDIAN IN-TOWN BAYFIELD HOME PRICES

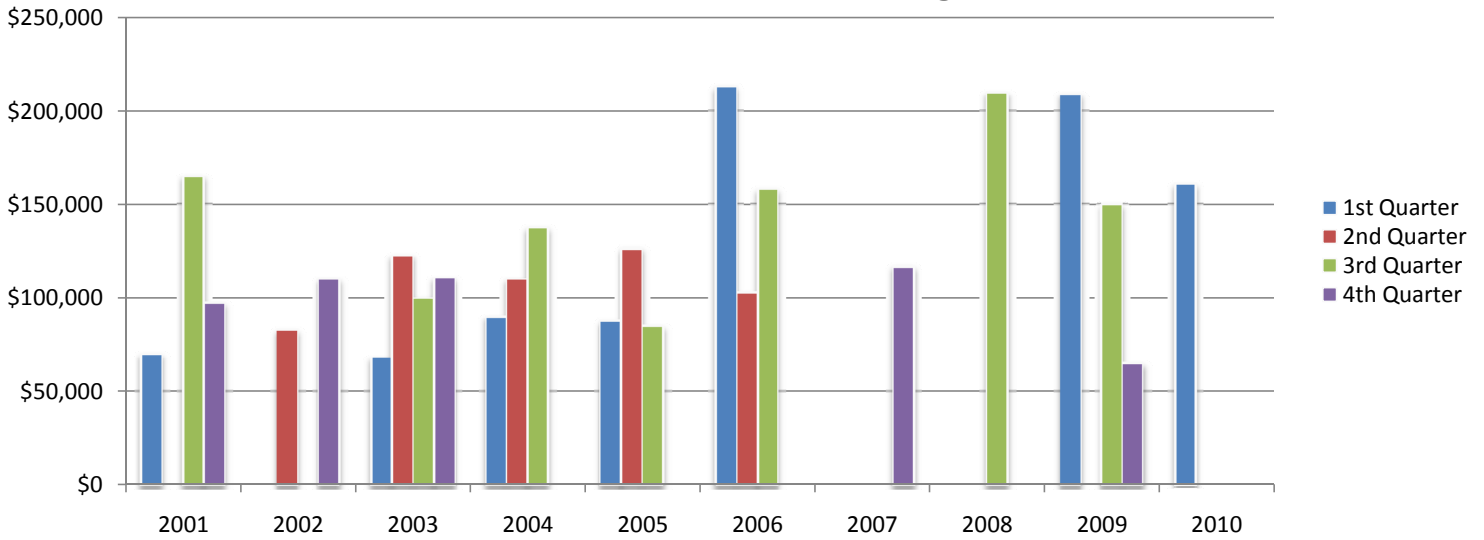
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
1st Quarter	\$100,000	\$140,500	\$131,625	\$126,500	\$230,000	\$212,750	\$280,000	\$261,950	\$295,000	\$247,500	\$238,000
2nd Quarter	\$125,875	\$150,000	\$128,750	\$146,500	\$172,000	\$239,395	\$293,450	\$283,000	\$298,018	\$290,000	\$247,805
3rd Quarter	\$125,000	\$148,950	\$150,500	\$189,000	\$199,000	\$269,900	\$306,000	\$260,700	\$320,000	\$242,573	
4th Quarter	\$120,000	\$106,750	\$140,117	\$175,000	\$200,000	\$299,500	\$282,495	\$306,500	\$307,000	\$252,772	

Criteria: (Class: Residential) (Area - Bayfield In-Town) (Type - Stick-built, Manufactured, Modular) *Manufactured & Modular listings being sold WITHOUT land are excluded.

% INCREASE/DECREASE FROM PREVIOUS YEAR, SAME QUARTER

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
1st Quarter	No Data	40.50%	-6.32%	-3.89%	81.82%	-7.50%	31.61%	-6.45%	12.62%	-16.10%	-3.84%
2nd Quarter	No Data	19.17%	-14.17%	13.79%	17.41%	39.18%	22.58%	-3.56%	5.31%	-2.69%	-14.55%
3rd Quarter	No Data	19.16%	1.04%	25.58%	5.29%	35.63%	13.38%	-14.80%	22.75%	-24.20%	
4th Quarter	No Data	-11.04%	31.26%	24.90%	14.29%	49.75%	-5.68%	8.50%	0.16%	-17.66%	

TREND - Median In-Town Ignacio Home Prices



MEDIAN IN-TOWN IGNACIO HOME PRICES

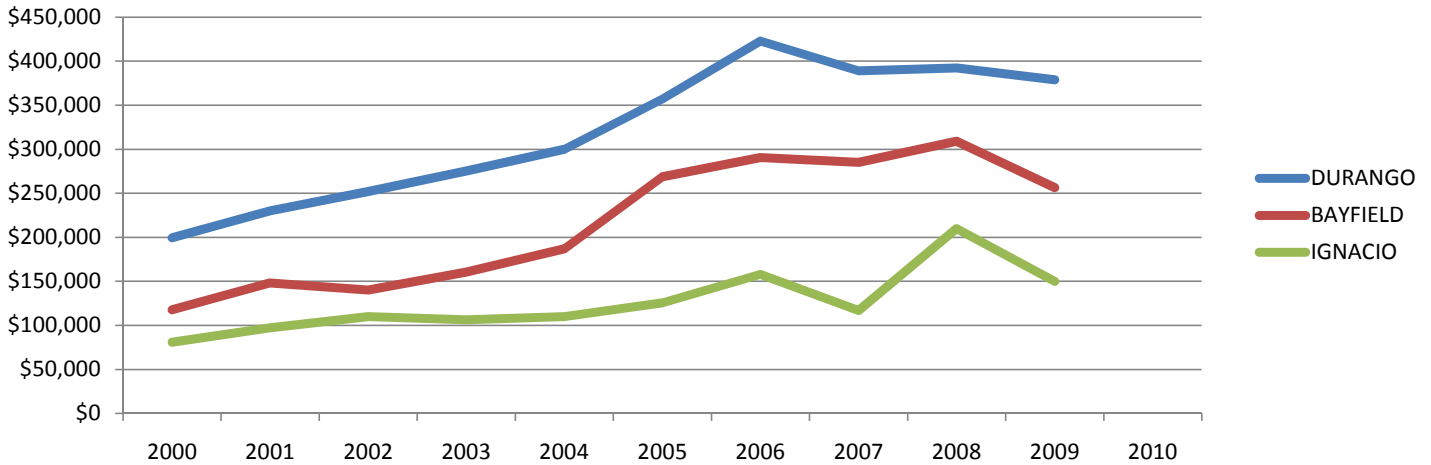
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
1st Quarter	\$85,000	\$69,900	\$0	\$68,000	\$90,000	\$87,600	\$213,000	\$0	\$0	\$209,000	\$161,000
2nd Quarter	\$63,250	\$0	\$83,000	\$122,500	\$110,000	\$126,500	\$103,000	\$0	\$0	\$0	\$0
3rd Quarter	\$107,000	\$165,000	\$0	\$100,000	\$137,500	\$85,000	\$158,315	\$0	\$210,000	\$150,000	
4th Quarter	\$68,877	\$97,275	\$110,000	\$110,750	\$0	\$0	\$0	\$116,750	\$0	\$65,000	

Criteria: (Class: Residential) (Area - Ignacio In-Town) (Type - Stick-built, Manufactured, Modular) *Manufactured & Modular listings being sold WITHOUT land are excluded.

% INCREASE/DECREASE FROM PREVIOUS YEAR, SAME QUARTER

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
1st Quarter	No Data	-17.76%	-100.00%		32.35%	-2.67%	143.15%	-100.00%		#DIV/0!	-22.97%
2nd Quarter	No Data	-100.00%		47.59%	-10.20%	15.00%	-18.58%	-100.00%		#DIV/0!	
3rd Quarter	No Data	54.21%	-100.00%		37.50%	-38.18%	86.25%	-100.00%	#DIV/0!	-28.57%	
4th Quarter	No Data	41.23%	13.08%	0.68%	-100.00%					#DIV/0!	

Overall In-Town Home Sale Prices



	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
DURANGO	\$199,250	\$230,000	\$252,000	\$275,503	\$300,000	\$357,000	\$422,982	\$389,000	\$392,450	\$379,000	
BAYFIELD	\$117,719	\$148,000	\$140,117	\$160,500	\$187,000	\$268,650	\$290,487	\$285,000	\$309,000	\$256,513	
IGNACIO	\$81,032	\$97,275	\$110,000	\$106,500	\$110,000	\$125,500	\$158,105	\$116,750	\$210,000	\$150,000	

% INCREASE/DECREASE FROM PREVIOUS YEAR

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
DURANGO	No Data	15.43%	9.57%	9.33%	8.89%	19.00%	18.48%	-8.03%	0.89%	-3.43%	
BAYFIELD	No Data	25.72%	-5.33%	14.55%	16.51%	43.66%	8.13%	-1.89%	8.42%	-16.99%	
IGNACIO	No Data	20.05%	13.08%	-3.18%	3.29%	14.09%	25.98%	-26.16%	79.87%	-28.57%	

MEDIAN IN-TOWN DURANGO HOME PRICES

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
1st Quarter	\$225,000	\$181,000	\$241,000	\$265,360	\$276,474	\$311,000	\$394,000	\$388,250	\$370,000	\$404,000	\$346,500
2nd Quarter	\$189,000	\$245,000	\$245,900	\$276,000	\$299,999	\$355,752	\$448,000	\$390,000	\$430,000	\$350,000	
3rd Quarter	\$195,500	\$208,000	\$241,900	\$290,000	\$303,545	\$392,000	\$436,050	\$460,000	\$394,900	\$409,000	
4th Quarter	\$187,500	\$238,750	\$252,000	\$274,500	\$319,900	\$350,000	\$413,875	\$374,950	\$382,900	\$387,450	
Annual Median	\$199,250	\$230,000	\$252,000	\$275,503	\$300,000	\$357,000	\$422,982	\$389,000	\$392,450	\$379,000	

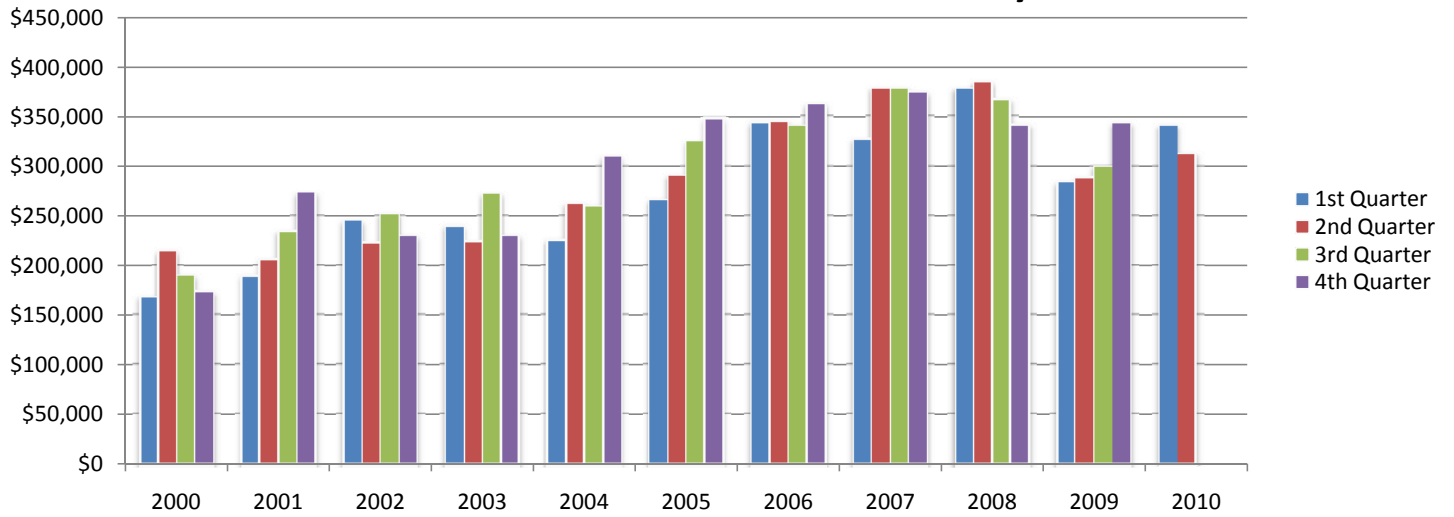
MEDIAN IN-TOWN BAYFIELD HOME PRICES

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
1st Quarter	\$100,000	\$140,500	\$131,625	\$126,500	\$230,000	\$212,750	\$280,000	\$261,950	\$295,000	\$247,500	\$238,000
2nd Quarter	\$125,875	\$150,000	\$128,750	\$146,500	\$172,000	\$239,395	\$293,450	\$283,000	\$298,018	\$290,000	
3rd Quarter	\$125,000	\$148,950	\$150,500	\$189,000	\$199,000	\$269,900	\$306,000	\$260,700	\$320,000	\$242,573	
4th Quarter	\$120,000	\$106,750	\$140,117	\$175,000	\$200,000	\$299,500	\$282,495	\$306,500	\$307,000	\$252,772	
Annual Median	\$117,719	\$148,000	\$140,117	\$160,500	\$187,000	\$268,650	\$290,487	\$285,000	\$309,000	\$256,513	

MEDIAN IN-TOWN IGNACIO HOME PRICES

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
1st Quarter	\$85,000	\$69,900	\$0	\$68,000	\$90,000	\$87,600	\$213,000	\$0	\$0	\$209,000	\$161,000
2nd Quarter	\$63,250	\$0	\$83,000	\$122,500	\$110,000	\$126,500	\$103,000	\$0	\$0	\$0	
3rd Quarter	\$107,000	\$165,000	\$0	\$100,000	\$137,500	\$85,000	\$158,315	\$0	\$210,000	\$150,000	
4th Quarter	\$68,877	\$97,275	\$110,000	\$110,750	\$0	\$0	\$0	\$116,750	\$0	\$65,000	
Annual Median	\$81,032	\$97,275	\$110,000	\$106,500	\$110,000	\$125,500	\$158,105	\$116,750	\$210,000	\$150,000	

TREND - Median La Plata Country Home Prices



MEDIAN LA PLATA COUNTY HOME PRICES

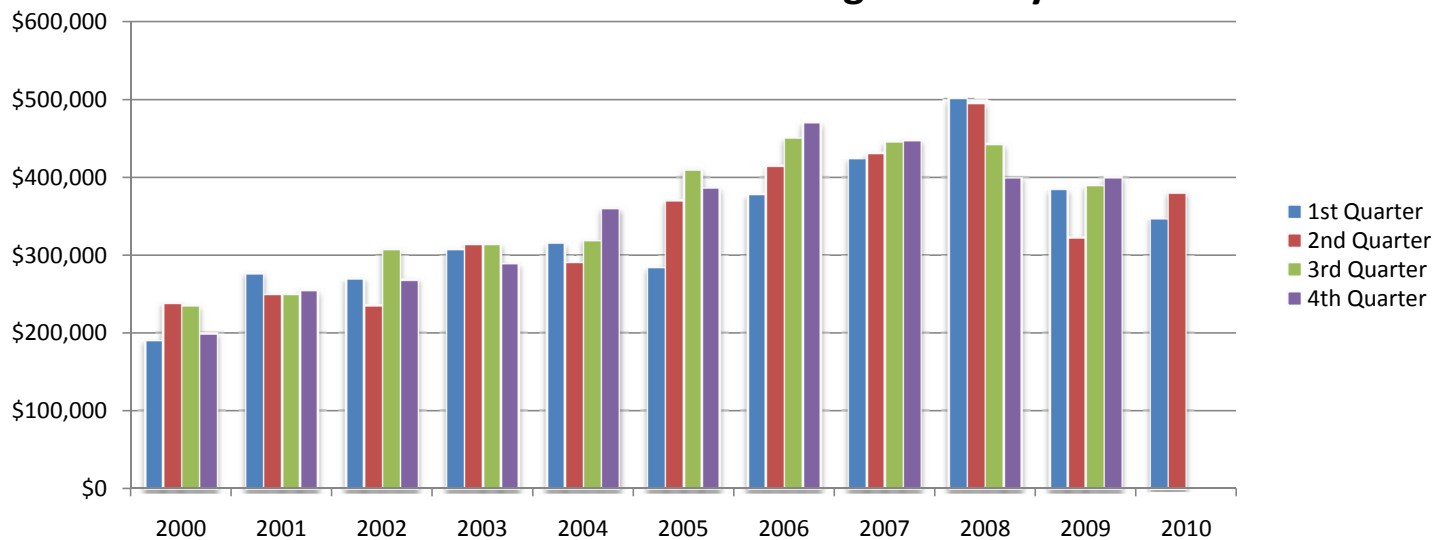
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
1st Quarter	\$168,500	\$189,500	\$245,000	\$240,000	\$225,950	\$266,450	\$345,000	\$328,000	\$379,000	\$284,300	\$342,000
2nd Quarter	\$215,000	\$206,000	\$223,450	\$224,500	\$262,750	\$291,000	\$345,250	\$379,000	\$385,000	\$289,000	\$313,652
3rd Quarter	\$189,900	\$235,000	\$252,500	\$272,500	\$260,000	\$325,000	\$341,500	\$379,450	\$367,800	\$300,000	
4th Quarter	\$174,000	\$273,221	\$230,000	\$230,000	\$310,000	\$347,500	\$363,000	\$375,000	\$342,250	\$344,500	

Criteria: (Class: Residential) (Area - Bayfield Rural, Durango Rural, Ignacio Rural, Vallecito) (Type - Stick-built, Modular, Manufactured) *Modular and Manufactured listings being sold WITHOUT land are excluded.

% INCREASE/DECREASE FROM PREVIOUS YEAR, SAME QUARTER

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
1st Quarter	No Data	12.46%	29.29%	-2.04%	-5.85%	17.92%	29.48%	-4.93%	15.55%	-24.99%	20.30%
2nd Quarter	No Data	-4.19%	8.47%	0.47%	17.04%	10.75%	18.64%	9.78%	1.58%	-24.94%	8.53%
3rd Quarter	No Data	23.75%	7.45%	7.92%	-4.59%	25.00%	5.08%	11.11%	-3.07%	-18.43%	
4th Quarter	No Data	57.02%	-15.82%	0.00%	34.78%	12.10%	4.46%	3.31%	-8.73%	0.66%	

TREND - Median Durango Country Home Prices



MEDIAN DURANGO COUNTRY HOME PRICES

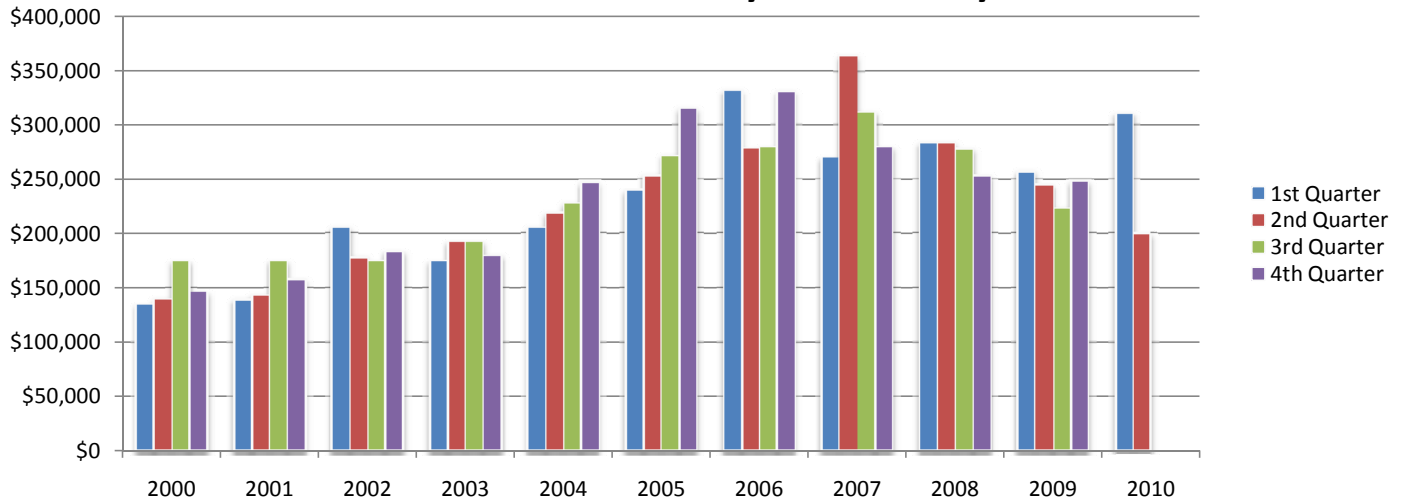
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
1st Quarter	\$190,500	\$277,000	\$269,900	\$307,450	\$315,000	\$284,000	\$378,500	\$423,000	\$500,000	\$385,000	\$347,500
2nd Quarter	\$238,500	\$250,000	\$235,000	\$314,000	\$290,000	\$369,900	\$415,000	\$431,500	\$495,000	\$323,500	\$380,500
3rd Quarter	\$235,000	\$249,500	\$307,000	\$314,000	\$318,750	\$410,000	\$449,900	\$444,500	\$442,000	\$389,000	
4th Quarter	\$199,900	\$255,000	\$269,450	\$288,175	\$360,000	\$385,500	\$470,000	\$447,000	\$399,750	\$400,486	

Criteria: (Class: Residential) (Area - Durango Rural) (Type - Stick-built, Modular, Manufactured) *Modular and Manufactured listings being sold WITHOUT land are excluded.

% INCREASE/DECREASE FROM PREVIOUS YEAR, SAME QUARTER

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
1st Quarter	No Data	45.41%	-2.56%	13.91%	2.46%	-9.84%	33.27%	11.76%	18.20%	-23.00%	-9.74%
2nd Quarter	No Data	4.82%	-6.00%	33.62%	-7.64%	27.55%	12.19%	3.98%	14.72%	-34.65%	17.62%
3rd Quarter	No Data	6.17%	23.05%	2.28%	1.51%	28.63%	9.73%	-1.20%	-0.56%	-11.99%	
4th Quarter	No Data	27.56%	5.67%	6.95%	24.92%	7.08%	21.92%	-4.89%	-10.57%	0.18%	

TREND - Median Bayfield Country Home Prices



MEDIAN BAYFIELD COUNTRY HOME PRICES

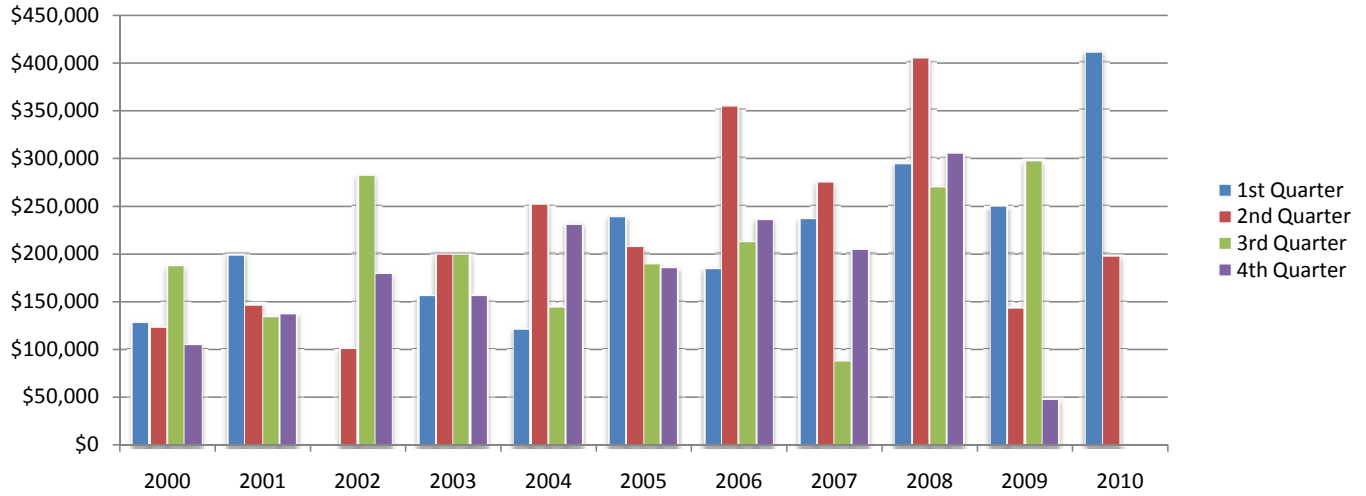
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
1st Quarter	\$135,000	\$139,450	\$206,000	\$175,000	\$205,800	\$240,000	\$332,159	\$269,850	\$284,000	\$257,000	\$311,000
2nd Quarter	\$139,900	\$143,000	\$178,500	\$192,500	\$219,000	\$254,000	\$279,000	\$365,000	\$284,000	\$245,000	\$200,000
3rd Quarter	\$175,000	\$175,000	\$175,000	\$192,500	\$228,000	\$272,000	\$280,000	\$312,000	\$278,000	\$224,000	
4th Quarter	\$146,100	\$158,000	\$183,500	\$180,000	\$247,500	\$315,000	\$331,500	\$280,000	\$253,725	\$248,200	

Criteria: (Class: Residential) (Area - Bayfield Rural) (Type - Stick-built, Modular, Manufactured) *Modular and Manufactured listings being sold WITHOUT land are excluded.

% INCREASE/DECREASE FROM PREVIOUS YEAR, SAME QUARTER

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
1st Quarter	No Data	3.30%	47.72%	-15.05%	17.60%	16.62%	38.40%	-18.76%	5.24%	-9.51%	21.01%
2nd Quarter	No Data	2.22%	24.83%	7.84%	13.77%	15.98%	9.84%	30.82%	-22.19%	-13.73%	-18.37%
3rd Quarter	No Data	0.00%	0.00%	10.00%	18.44%	19.30%	2.94%	11.43%	-10.90%	-19.42%	
4th Quarter	No Data	8.15%	16.14%	-1.91%	37.50%	27.27%	5.24%	-15.54%	-9.38%	-2.18%	

TREND - Median Ignacio Country Home Prices



MEDIAN COUNTRY IGNACIO HOME PRICES

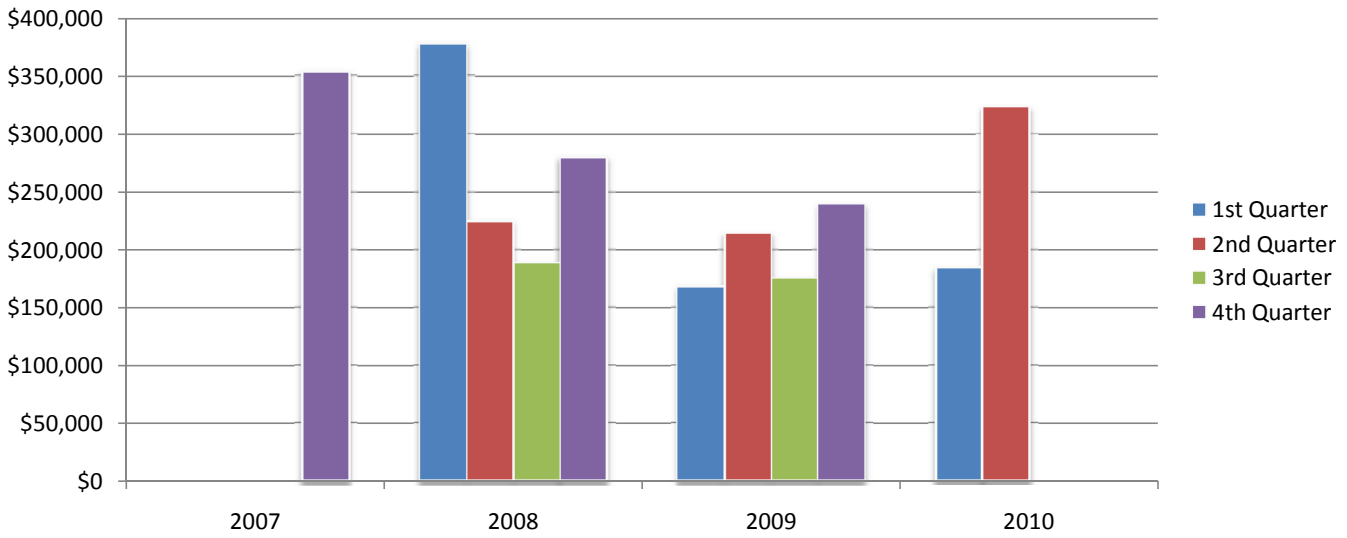
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
1st Quarter	\$128,750	\$199,500	\$0	\$156,000	\$122,000	\$239,000	\$185,000	\$236,500	\$295,000	\$250,000	\$412,750
2nd Quarter	\$123,640	\$147,500	\$101,000	\$200,000	\$252,450	\$208,000	\$355,000	\$274,975	\$405,500	\$144,000	\$198,000
3rd Quarter	\$187,500	\$135,000	\$282,500	\$200,000	\$145,000	\$189,150	\$212,750	\$88,000	\$270,000	\$297,000	
4th Quarter	\$105,000	\$137,500	\$178,750	\$156,500	\$232,000	\$186,000	\$236,000	\$204,325	\$305,000	\$48,500	

Criteria: (Class: Residential) (Area - Ignacio Rural) (Type - Stick-built, Modular, Manufactured) *Modular and Manufactured listings being sold WITHOUT land are excluded.

% INCREASE/DECREASE FROM PREVIOUS YEAR, SAME QUARTER

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
1st Quarter	No Data	54.95%	-100.00%	#DIV/0!	-21.79%	95.90%	-22.59%	27.84%	24.74%	-15.25%	65.10%
2nd Quarter	No Data	19.30%	-31.53%	98.02%	26.23%	-17.61%	70.67%	-22.54%	47.47%	-64.49%	37.50%
3rd Quarter	No Data	-28.00%	109.26%	-29.20%	-27.50%	30.45%	12.48%	-58.64%	206.82%	10.00%	
4th Quarter	No Data	30.95%	30.00%	30.95%	48.24%	-19.83%	26.88%	-13.42%	49.27%	-84.10%	

TREND - Median Vallecito Prices



MEDIAN VALLECITO HOME PRICES

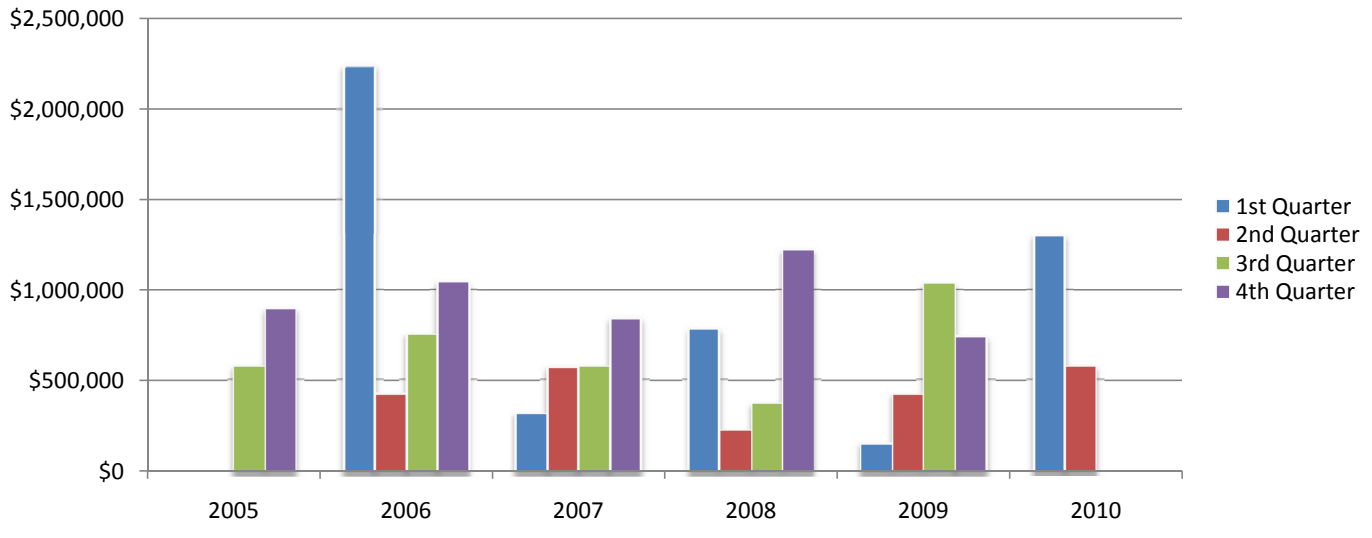
	2007	2008	2009	2010				
1st Quarter	\$0	\$379,000	\$168,500	\$185,000				
2nd Quarter	\$0	\$225,000	\$215,000	\$324,500				
3rd Quarter	\$0	\$189,000	\$175,000					
4th Quarter	\$354,900	\$280,000	\$240,000					

Criteria: (Class: Residential) (Area - Vallecito) (Type - Stick-built, Modular, Manufactured) *Modular and Manufactured listings being sold WITHOUT land are excluded.

% INCREASE/DECREASE FROM PREVIOUS YEAR, SAME QUARTER

	2007	2008	2009	2010				
1st Quarter	No Data	No Data	-55.54%	9.79%				
2nd Quarter	No Data	No Data	-4.44%	50.93%				
3rd Quarter	No Data	No Data	-7.41%					
4th Quarter	No Data	-21.10%	-14.29%					

TREND - Median Resort Home Prices



MEDIAN RESORT HOME PRICES

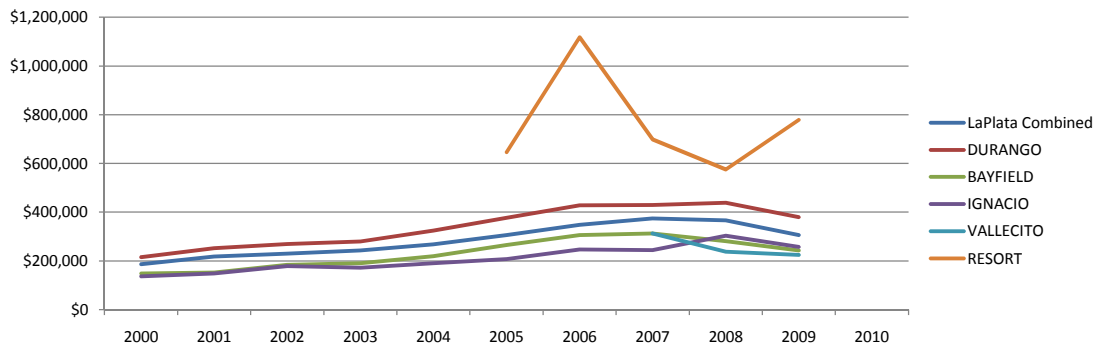
	2005	2006	2007	2008	2009	2010		
1st Quarter	No Data	\$2,243,000	\$317,500	\$787,000	\$150,000	\$1,300,000		
2nd Quarter	No Data	\$427,500	\$575,000	\$225,000	\$425,000	\$577,250		
3rd Quarter	\$580,000	\$756,500	\$578,000	\$372,500	\$1,036,000			
4th Quarter	\$900,000	\$1,042,500	\$840,625	\$1,225,000	\$739,500			

Criteria: (Class: Residential) (Area - ALL Resorts) (Type - Stick-built, Modular, Manufactured) *Modular and Manufactured listings being sold WITHOUT land are excluded.

% INCREASE/DECREASE FROM PREVIOUS YEAR, SAME QUARTER

	2005	2006	2007	2008	2009	2010		
1st Quarter	No Data	No Data	-85.84%	147.87%	-80.94%	766.67%		
2nd Quarter	No Data	No Data	34.50%	-60.87%	88.89%	35.82%		
3rd Quarter	No Data	30.43%	-23.60%	-35.55%	178.12%			
4th Quarter	No Data	15.83%	-19.36%	45.72%	-39.63%			

Overall Country Home Sale Prices



	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
LaPlata Combined	\$186,850	\$217,500	\$230,000	\$243,000	\$268,000	\$305,867	\$348,688	\$375,000	\$366,900	\$306,500	
DURANGO	\$215,975	\$252,250	\$269,450	\$280,000	\$325,000	\$377,500	\$428,350	\$429,900	\$439,000	\$380,000	
BAYFIELD	\$149,000	\$152,425	\$183,500	\$191,000	\$220,000	\$265,000	\$305,665	\$312,000	\$281,450	\$242,500	
IGNACIO	\$136,223	\$148,000	\$178,750	\$171,450	\$190,000	\$208,000	\$247,188	\$244,975	\$303,000	\$257,500	
VALLECITO								\$312,500	\$237,500	\$225,000	
RESORT						\$646,250	\$1,117,375	\$699,500	\$575,000	\$779,000	

% INCREASE/DECREASE FROM PREVIOUS YEAR

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
La PLATA	No Data	16.40%	5.75%	5.65%	10.29%	14.13%	14.00%	7.55%	-2.16%	-16.46%	
DURANGO	No Data	16.80%	6.82%	3.92%	16.07%	16.15%	13.47%	0.36%	2.12%	-13.44%	
BAYFIELD	No Data	2.30%	20.39%	4.09%	15.18%	20.45%	15.35%	2.07%	-9.79%	-13.84%	
IGNACIO	No Data	8.65%	20.78%	-4.08%	10.82%	9.47%	18.84%	-0.90%	23.69%	-15.02%	
VALLECITO	No Data								-24.00%	-5.26%	
RESORT	No Data						72.90%	-37.40%	-17.80%	35.48%	

MEDIAN LA PLATA COUNTRY HOME PRICES

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
1st Quarter	\$168,500	\$189,500	\$245,000	\$240,000	\$225,950	\$266,450	\$345,000	\$328,000	\$379,000	\$284,300	\$342,000
2nd Quarter	\$215,000	\$206,000	\$223,450	\$224,500	\$262,750	\$291,000	\$345,250	\$379,000	\$385,000	\$289,000	
3rd Quarter	\$189,900	\$235,000	\$252,500	\$272,500	\$260,000	\$325,000	\$341,500	\$379,450	\$367,800	\$300,000	
4th Quarter	\$174,000	\$273,221	\$230,000	\$230,000	\$310,000	\$347,500	\$363,000	\$375,000	\$342,250	\$344,500	
Annual Median	\$186,850	\$217,500	\$230,000	\$243,000	\$268,000	\$305,867	\$348,688	\$375,000	\$366,900	\$306,500	

MEDIAN DURANGO COUNTRY HOME PRICES

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
1st Quarter	\$190,500	\$277,000	\$269,900	\$307,450	\$315,000	\$284,000	\$378,500	\$423,000	\$500,000	\$385,000	\$347,500
2nd Quarter	\$238,500	\$250,000	\$235,000	\$314,000	\$290,000	\$369,900	\$415,000	\$431,500	\$495,000	\$323,500	
3rd Quarter	\$235,000	\$249,500	\$307,000	\$314,000	\$318,750	\$410,000	\$449,900	\$444,500	\$442,000	\$389,000	
4th Quarter	\$199,900	\$255,000	\$269,450	\$288,175	\$360,000	\$385,500	\$470,000	\$447,000	\$399,750	\$400,486	
Annual Median	\$215,975	\$252,250	\$269,450	\$280,000	\$325,000	\$377,500	\$428,350	\$429,900	\$439,000	\$380,000	

MEDIAN BAYFIELD COUNTRY HOME PRICES

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
1st Quarter	\$135,000	\$139,450	\$206,000	\$175,000	\$205,800	\$240,000	\$332,159	\$269,850	\$284,000	\$257,000	\$311,000
2nd Quarter	\$139,900	\$143,000	\$178,500	\$192,500	\$219,000	\$254,000	\$279,000	\$365,000	\$284,000	\$245,000	
3rd Quarter	\$175,000	\$175,000	\$175,000	\$192,500	\$228,000	\$272,000	\$280,000	\$312,000	\$278,000	\$224,000	
4th Quarter	\$146,100	\$158,000	\$183,500	\$180,000	\$247,500	\$315,000	\$331,500	\$280,000	\$253,725	\$248,200	
Annual Median	\$149,000	\$152,425	\$183,500	\$191,000	\$220,000	\$265,000	\$305,665	\$312,000	\$281,450	\$242,500	

MEDIAN IGNACIO COUNTRY HOME PRICES

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
1st Quarter	\$128,750	\$199,500	\$0	\$156,000	\$122,000	\$239,000	\$185,500	\$236,500	\$295,000	\$250,000	\$412,750
2nd Quarter	\$123,640	\$147,500	\$101,000	\$200,000	\$252,450	\$208,000	\$355,000	\$274,975	\$405,500	\$144,000	
3rd Quarter	\$187,500	\$135,000	\$282,500	\$200,000	\$145,000	\$189,150	\$212,750	\$88,000	\$270,000	\$297,000	
4th Quarter	\$105,000	\$137,500	\$178,750	\$156,500	\$232,000	\$186,000	\$236,000	\$204,325	\$305,000	\$48,500	
Annual Median	\$136,223	\$148,000	\$178,750	\$171,450	\$190,000	\$208,000	\$247,188	\$244,975	\$303,000	\$257,500	

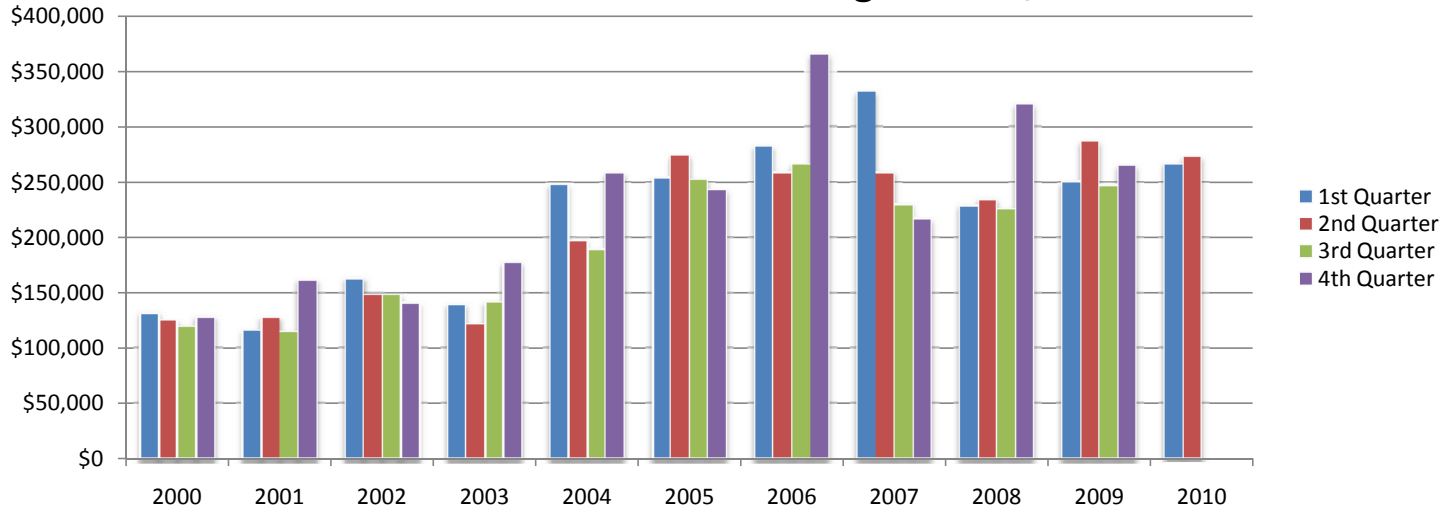
MEDIAN VALLECITO HOME PRICES

	2002	2003	2004	2005	2006	2007	2008	2009	2010
1st Quarter	No Data	No Data	No Data	No Data	No Data	No Data	\$379,000	\$168,500	\$185,000
2nd Quarter	No Data	No Data	No Data	No Data	No Data	No Data	\$225,000	\$215,000	
3rd Quarter	No Data	No Data	No Data	No Data	No Data	No Data	\$189,000	\$175,000	
4th Quarter	No Data	No Data	No Data	No Data	No Data	\$354,900	\$280,000	\$240,000	
Annual Median						\$312,500	\$237,500	\$225,000	

MEDIAN RESORT HOME PRICES

	2002	2003	2004	2005	2006	2007	2008	2009	2010
1st Quarter	No Data	No Data	No Data	No Data	\$2,243,000	\$317,500	\$787,000	\$105,000	\$1,300,000
2nd Quarter	No Data	No Data	No Data	No Data	\$427,500	\$575,000	\$225,000	\$425,000	
3rd Quarter	No Data	No Data	No Data	\$580,000	\$756,500	\$578,000	\$372,500	\$1,036,000	
4th Quarter	No Data	No Data	No Data	\$900,000	\$1,042,500	\$840,625	\$1,225,000	\$739,500	
Annual Median				\$646,250	\$1,117,375	\$699,500	\$575,000	\$779,000	

TREND - Median Durango Condo/Townhome Prices



MEDIAN Durango Condo/Townhome Prices

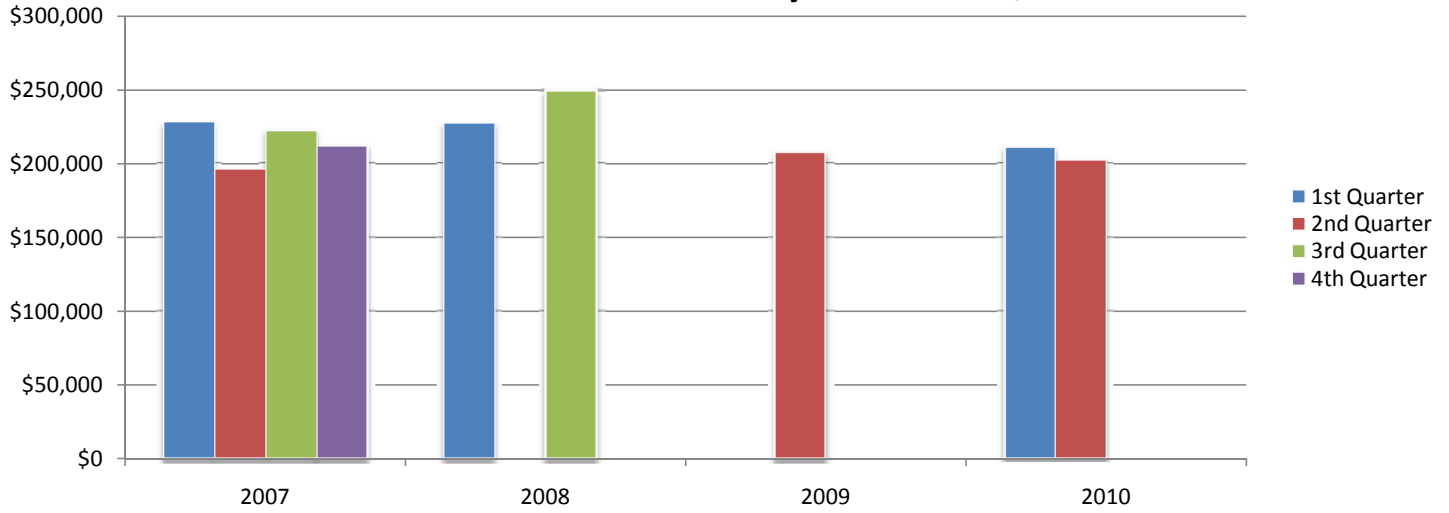
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
1st Quarter	\$132,250	\$117,000	\$163,700	\$140,000	\$248,500	\$254,180	\$282,900	\$332,450	\$229,000	\$250,750	\$267,000
2nd Quarter	\$125,000	\$128,500	\$149,000	\$122,000	\$197,500	\$274,500	\$259,500	\$259,700	\$235,220	\$287,500	\$273,750
3rd Quarter	\$120,000	\$115,500	\$148,000	\$142,000	\$189,900	\$252,500	\$266,500	\$230,000	\$226,200	\$248,000	
4th Quarter	\$129,000	\$162,250	\$141,200	\$177,950	\$259,000	\$243,000	\$367,750	\$217,110	\$321,215	\$265,000	

Criteria: (Class: Residential) (Area - Breen, Durango In-Town, Durango Rural, Ignacio Rural) (Type - Condo/Townhomes)

% INCREASE/DECREASE FROM PREVIOUS YEAR, SAME QUARTER

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
1st Quarter	No Data	-11.53%	39.91%	-14.48%	77.50%	2.29%	11.30%	17.52%	-31.12%	9.50%	6.48%
2nd Quarter	No Data	2.80%	15.95%	-18.12%	61.89%	38.99%	-5.46%	0.08%	-9.43%	22.23%	-4.78%
3rd Quarter	No Data	-3.75%	28.14%	-4.05%	33.73%	32.96%	5.54%	-13.70%	-1.65%	9.64%	
4th Quarter	No Data	25.78%	-12.97%	26.03%	45.55%	-6.18%	51.34%	-40.96%	47.95%	-17.50%	

TREND - Median Bayfield Condo/Townhome Prices



MEDIAN BAYFIELD CONDO/TOWNHOME PRICES

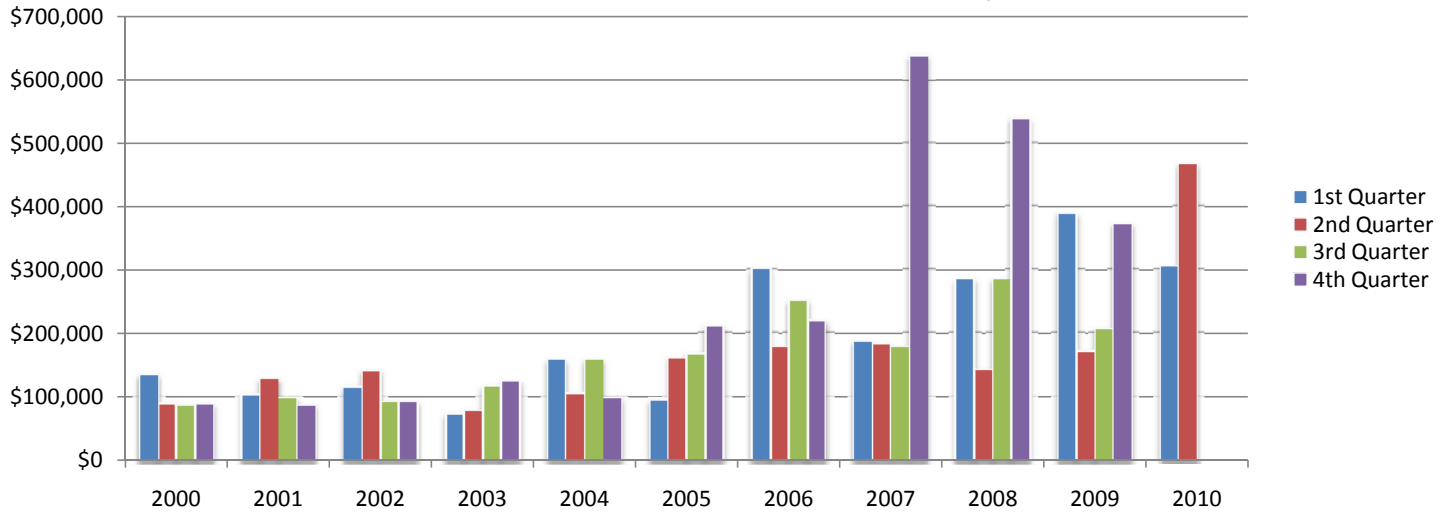
	2007	2008	2009	2010					
1st Quarter	\$228,070	\$227,562	\$0	\$210,750					
2nd Quarter	\$196,450	\$0	\$208,000	\$203,000					
3rd Quarter	\$223,000	\$250,487	\$0						
4th Quarter	\$212,500	\$0	\$0						

Criteria: (Class: Residential) (Area - Bayfield In-Town, Bayfield Rural) (Type - Condo/Townhouse)

% INCREASE/DECREASE FROM PREVIOUS YEAR, SAME QUARTER

	2007	2008	2009	2010					
1st Quarter	No Data	-0.22%	-100.00%	#DIV/0!					
2nd Quarter	No Data	-100.00%	#DIV/0!	-2.40%					
3rd Quarter	No Data	12.33%	-100.00%						
4th Quarter	No Data	-100.00%	#DIV/0!						

TREND - Median Resort Condo/Townhome Prices



MEDIAN RESORT CONDO/TOWNHOME PRICES

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
1st Quarter	\$135,000	\$104,000	\$115,500	\$73,000	\$158,000	\$94,500	\$301,500	\$187,500	\$285,000	\$389,500	\$306,100
2nd Quarter	\$89,500	\$128,500	\$141,000	\$76,900	\$105,000	\$161,500	\$178,000	\$183,750	\$143,000	\$172,500	\$467,212
3rd Quarter	\$87,000	\$97,500	\$92,000	\$116,500	\$158,500	\$168,500	\$252,500	\$177,750	\$285,000	\$208,000	
4th Quarter	\$88,000	\$86,000	\$92,200	\$125,000	\$97,500	\$212,000	\$219,500	\$639,900	\$540,000	\$373,500	

Criteria: (Class: Residential) (Area - ALL Resorts) (Type - Condo/Townhouse)

% INCREASE/DECREASE FROM PREVIOUS YEAR, SAME QUARTER

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
1st Quarter	#VALUE!	-22.96%	11.06%	-36.80%	116.44%	-40.19%	219.05%	-37.81%	52.00%	36.67%	-21.41%
2nd Quarter	#VALUE!	43.58%	9.73%	-45.46%	36.54%	53.81%	10.22%	3.23%	-22.18%	20.63%	170.85%
3rd Quarter	#VALUE!	12.07%	-5.64%	26.63%	36.05%	6.31%	49.85%	-29.60%	60.34%	-27.02%	
4th Quarter	#VALUE!	-2.27%	7.21%	35.57%	-22.00%	117.44%	3.54%	191.53%	-15.61%	-30.83%	