

The Durango Area Association of Realtors®

The word on the street within the Durango Area Association of Realtors was that the first quarter of 2017 “felt” busier. Statistics have proved that feeling correct. In town Durango homes were up 38% in number of sales over the 1st Quarter of 2016 with an 80% increase in total volume! In almost every category we saw an increase in the number of sales and a small to moderate variance in median price over 2016. In addition, most categories experienced a small decrease in days on the market. Land sales will be interesting to watch throughout the remainder of 2017. With the release of home sites in Twin Buttes, Spring Creek Village, Edgemont Highlands and others, we may see more buyers who cannot find suitable homes in or close to town, opting to build. The release of these home sites also provides opportunities for more spec homes, fueling our construction industry which in turn helps our overall economy. Interest rates, while higher than a year ago (30 year fixed rate averaged 3.58%) are still low with the 30 year average at 4.08%. Even within our county, real estate markets and trends are very localized. For more information and assistance with your real estate needs, contact your Durango Area Association of Realtors professional.

2017 MLS Data 1st Quarter Statistical Release

	2014	2015	2016	2017	16-17 Change	% Change
La Plata County Homes						
Median	\$ 302,949	\$ 342,500	\$ 353,450	\$ 353,892	\$ 442	0.129%
# sold	166	186	186	208	22	11.828%
Durango In town Homes						
median	\$ 365,000	\$ 425,000	\$ 415,000	\$ 409,000	\$ (6,000)	-1.412%
# sold	39	37	23	37	14	37.838%
Durango Country Homes						
median	\$ 350,000	\$ 380,000	\$ 380,000	\$ 407,000	\$ 27,000	7.105%
# sold	45	61	63	81	18	29.508%
Durango Condos						
Median	\$ 251,500	\$ 305,000	\$ 334,000	\$ 329,000	\$ (5,000)	-1.639%
# sold	18	33	47	37	-10	-30.303%
Bayfield In Town Homes						
Median	\$ 245,000	\$ 275,000	\$ 286,500	\$ 304,000	\$ 17,500	6.364%
# sold	10	5	6	11	5	100.000%
Bayfield Country Homes						
Median	\$ 243,500	\$ 251,500	\$ 374,900	\$ 296,250	\$ (78,650)	-31.272%
# sold	27	16	17	20	3	18.750%
Dgo Mtn. Homes						
Median	\$ 772,475	\$ 2,425,000	\$ 1,348,750	\$ 1,204,000	\$ (144,750)	-5.969%
# sold	4	1	4	2	-2	-200.000%
Dgo Mtn. Condos						
Median	\$ 171,250	\$ 400,000	\$ 208,000	\$ 185,000	\$ (23,000)	-5.750%
# sold	16	17	18	19	1	5.882%
Land La Plata Residential						
Median	\$ 110,000	\$ 127,450	\$ 110,000	\$ 139,000	\$ 29,000	22.754%
# sold	40	52	41	45	4	7.692%

For a more in-depth analysis or further information on these MLS Statistics, please contact your local REALTOR®

DISCLAIMER: 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





2017 STATISTICS

Quarter: First

DATES: January 1 to March 31, 2017

	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	\$497,574	\$415,000	\$16,419,965	33	179	\$1,575,000	\$324,000	Below \$100,000
2	Bayfield	\$292,036	\$304,000	\$3,212,400	11	106	\$398,000	\$91,000	12
3	Ignacio	\$0	\$0	\$0	0	0	\$0	\$0	
COUNTRY HOMES									
4	La Plata County Combined**	\$412,399	\$369,000	\$43,301,940	105	156	\$1,500,000	\$77,629	\$100,000 - \$149,999
5	Durango	\$452,650	\$409,750	\$35,306,711	78	149	\$1,500,000	\$82,000	6
6	Bayfield	\$320,230	\$296,250	\$6,404,600	20	190	\$735,000	\$215,000	
7	Ignacio	\$355,000	\$355,000	\$355,000	1	161	\$355,000	\$355,000	
8	Vallecito	\$205,938	\$204,000	\$1,235,629	6	134	\$396,000	\$77,629	\$150,000 - \$239,999
9	Durango Mountain Area	\$1,204,000	\$1,204,000	\$2,408,000	2	409	\$1,540,000	\$868,000	27
CONDO/TOWNHOMES									
10	Durango	\$350,164	\$329,000	\$12,956,100	37	115	\$624,900	\$146,000	
11	Bayfield	\$0	\$0	\$0	0	0	\$0	\$0	\$240,000 - \$499,999
12	Durango Mountain Area	\$282,815	\$185,000	\$5,373,500	19	143	\$990,000	\$78,000	118
FARM/RANCH									
13	La Plata County Combined**	\$0	\$0	\$0	0	0	\$0	\$0	
LAND (In Town)									\$500,000 - \$999,999
14	Durango	\$210,725	\$204,000	\$842,900	4	1,121	\$260,000	\$174,900	39
15	Bayfield	\$34,000	\$34,000	\$68,000	2	416	\$34,000	\$34,000	
16	Ignacio	\$29,000	\$29,000	\$29,000	1	13	29,000	29,000	
LAND (La Plata County Combined)**									1,000,000 +
17	Lots under 1 Acre	\$137,900	\$106,200	\$827,400	6	370	\$340,000	\$55,000	6
18	1 to 9.9 Acres	\$121,500	\$95,000	\$1,579,500	13	254	\$395,000	\$11,000	
19	10 to 34.99 Acres	\$328,000	\$190,000	\$1,968,000	6	99	\$1,150,000	\$58,000	TOTAL
20	35 Acres or More	\$825,950	\$148,500	\$8,259,500	10	134	\$6,850,000	\$50,000	208
21	Farm & Ranch (Agricultural)	\$288,000	\$288,000	\$288,000	1	286	\$288,000	\$28,000	
22	Multi-Family	\$160,000	\$160,000	\$160,000	1	374	\$160,000	\$160,000	
23	Durango Mountain Area Land	\$225,000	\$225,000	\$675,000	3	284	\$240,000	\$210,000	
BUSINESS & INCOME (La Plata County Combined)**									
24	Business Opportunities	\$145,000	\$145,000	\$145,000	1	299	\$145,000	\$145,000	
25	Commercial Land	\$277,500	\$277,500	\$555,000	2	361	\$425,000	\$130,000	
26	Mobile/Modular - No Land	\$33,942	\$34,900	\$237,600	7	56	\$43,900	\$23,000	
27	Multi-Family	\$0	\$0	\$0	0	0	\$0	\$0	
FRACTIONAL & TIMESHARES									
28	1/8 Fractional - ALL RESORTS	\$0	\$0	\$0	0	0	\$0	\$0	
29	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) . The ALL RESORTS area has been renamed to DURANGO MOUNTAIN AREA and is all property north of and including Rockwood in LaPlata County. 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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2017 Residential Sales Trends

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Durango In Town Homes											
	2017 Q1	2016 Q1	2015 Q1	2013 Q1	2012 Q1	2011 Q1	2010 Q1	2009 Q1	2008 Q1	2007 Q1	2006 Q1
Average Price	\$ 497,574	\$ 414,594	\$ 472,535	\$ 387,866	\$ 356,014	\$ 405,055	\$ 412,276	\$ 388,944	\$ 379,640	\$ 467,830	\$ 459,950
Median Price	\$ 415,000	\$ 415,000	\$ 425,000	\$ 330,000	\$ 329,950	\$ 325,000	\$ 346,500	\$ 404,000	\$ 370,000	\$ 388,250	\$ 394,000
Total Volume	\$ 16,419,965	\$ 9,121,070	\$ 17,483,800	\$ 12,799,605	\$ 11,392,450	\$8,101,100	\$7,008,698	\$3,500,500	\$7,972,450	\$ 17,777,572	\$ 13,798,500
Number Sold	33	22	37	33	32	20	17	9	21	38	30
Avg. Days on Market	179	148	119	136	143	191	247	184	140	187	213
High Price	\$ 1,575,000	\$ 599,900	\$ 1,018,000	\$ 1,275,000	\$ 825,000	\$ 921,700	\$ 930,000	\$ 533,000	\$ 645,000	\$1,260,000	\$ 980,000
Low Price	\$ 324,000	\$ 287,500	\$ 299,900	\$ 219,900	\$ 228,000	\$ 200,000	\$ 240,500	\$ 237,500	\$ 251,000	\$ 230,000	\$ 218,000
Percent Change from Previous Year											
	2017 Q1	2016 Q1	2015	2013	2012	2011	2010	2009	2008	2007	2006
Average Price	20%	-12%	17%	9%	-12%	-2%	6%	2%	-19%	2%	38%
Median Price	0%	-2%	16%	0%	2%	-6%	-14%	9%	-5%	-1%	27%
Total Volume	80%	-48%	11%	12%	41%	16%	100%	-56%	-55%	29%	6%
Number Sold	50%	-41%	-5%	3%	60%	18%	89%	-57%	-45%	27%	-23%
Avg. Days on Market	21%	24%	5%	-5%	-25%	-23%	34%	31%	-25%	-12%	57%
High Price	163%	-41%	23%	55%	-10%	-1%	74%	-17%	-49%	29%	42%
Low Price	13%	-4%	39%	-4%	14%	-17%	1%	-5%	9%	6%	68%
Bayfield In Town Homes											
	2017 Q1	2016 Q1	2015 Q1	2013 Q1	2012 Q1	2011 Q1	2010 Q1	2009 Q1	2008 Q1	2007 Q1	2006 Q1
Average Price	\$ 292,036	\$ 292,166	\$ 284,500	\$ 276,900	\$ 169,816	\$ 192,700	\$ 242,416	\$ 242,666	\$ 295,300	\$ 269,891	\$ 262,392
Median Price	\$ 304,000	\$ 286,500	\$ 275,000	\$ 266,500	\$ 170,000	\$ 191,400	\$ 238,000	\$ 247,500	\$ 295,000	\$ 261,950	\$ 280,000
Total Volume	\$ 3,212,400	\$ 1,753,000	\$ 1,422,500	\$ 1,384,500	\$ 1,018,900	\$ 578,100	\$1,454,500	\$1,456,000	\$1,476,500	\$3,778,484	\$3,411,100
Number Sold	11	6	5	5	6	3	6	6	5	14	13
Avg. Days on Market	106	117	144	130	166	195	199	72	163	160	103
High Price	\$ 398,000	\$ 335,000	\$ 370,000	\$ 346,000	\$ 275,000	\$ 214,200	\$ 367,000	\$ 300,000	\$ 450,000	\$ 417,327	\$ 349,000
Low Price	\$ 91,000	\$ 242,000	\$ 220,000	\$ 195,000	\$ 60,000	\$ 172,500	\$ 162,500	\$ 190,000	\$ 213,000	\$ 205,000	\$ 181,500
Percent Change from Previous Year											
	2017 Q1	2016 Q1	2015	2013	2012	2011	2010	2009	2008	2007	2006
Average Price	0%	3%	16%	63%	-12%	-21%	0%	-18%	9%	3%	17%
Median Price	6%	4%	12%	57%	-11%	-20%	-4%	-16%	13%	-6%	32%
Total Volume	83%	23%	-42%	36%	76%	-60%	0%	-1%	-61%	11%	279%
Number Sold	83%	20%	-50%	-17%	100%	-50%	0%	20%	-64%	8%	225%
Avg. Days on Market	-9%	-19%	13%	-22%	-15%	-2%	176%	-56%	2%	55%	-16%
High Price	19%	-9%	3%	26%	28%	-42%	22%	-33%	8%	20%	16%
Low Price	-62%	10%	65%	225%	-65%	6%	-14%	-11%	4%	13%	4%

2017 Residential Sales Trends

	Ignacio In Town Homes										
	2017 Q1	2016 Q1	2015 Q1	2013 Q1	2012 Q1	2011 Q1	2010 Q1	2009 Q1	2008 Q1	2007 Q1	2006 Q1
Average Price	\$ -	\$ 150,000	\$ 235,000	\$ 108,250	\$ 139,750	\$ 239,900	\$ 161,000	\$ 209,000	\$ -	\$ -	\$ 213,000
Median Price	\$ -	\$ 150,000	\$ 235,000	\$ 108,250	\$ 139,750	\$ 239,900	\$ 161,000	\$ 209,000	\$ -	\$ -	\$ 213,000
Total Volume	\$ -	\$ 150,000	\$ 235,000	\$ 216,500	\$ 279,500	\$ 239,900	\$ 322,000	\$ 209,000	\$ -	\$ -	\$ 213,000
Number Sold	0	1	1	2	2	1	2	1	0	0	1
Avg. Days on Market	0	115	72	221	109	634	353	77	0	0	374
High Price	\$ -	\$ 150,000	\$ 235,000	\$ 178,000	\$ 157,000	\$ 239,900	\$ 245,000	\$ 209,000	\$ -	\$ -	\$ 213,000
Low Price	\$ -	\$ 150,000	\$ 235,000	\$ 38,500	\$ 122,500	\$ 239,900	\$ 77,000	\$ 209,000	\$ -	\$ -	\$ 213,000
	Percent Change from Previous Year										
	2017 Q1	2016 Q1	2015	2013	2012	2011	2010	2009	2008	2007	2006
Average Price	-100%	-36%	0%	-23%	-42%	49%	-23%	0%	0%	-100%	143%
Median Price	-100%	-36%	0%	-23%	-42%	49%	-23%	0%	0%	-100%	143%
Total Volume	-100%	-36%	0%	-23%	17%	-25%	54%	0%	0%	-100%	143%
Number Sold	-100%	0%	0%	0%	100%	-50%	100%	0%	0%	-100%	0%
Avg. Days on Market	-100%	60%	0%	103%	-83%	80%	358%	0%	0%	-100%	-13%
High Price	-100%	-36%	0%	13%	-35%	-2%	17%	0%	0%	-100%	143%
Low Price	-100%	-36%	0%	-69%	-49%	212%	-63%	0%	0%	-100%	143%
	Country Homes - La Plata County Combined										
	2017 Q1	2016 Q1	2015 Q1	2013 Q1	2012 Q1	2011 Q1	2010 Q1	2009 Q1	2008 Q1	2007 Q1	2006 Q1
Average Price	\$ 412,399	\$ 394,176	\$ 373,647	\$ 365,839	\$ 360,292	\$ 318,231	\$ 424,875	\$ 392,298	\$ 459,404	\$ 412,624	\$ 425,990
Median Price	\$ 369,000	\$ 365,800	\$ 322,500	\$ 321,500	\$ 330,000	\$ 310,000	\$ 342,000	\$ 284,300	\$ 379,000	\$ 328,000	\$ 345,000
Total Volume	\$ 43,301,940	\$ 35,475,915	\$ 33,254,587	\$ 35,852,276	\$ 27,382,263	\$ 16,866,291	\$ 22,518,400	\$ 16,476,552	\$ 21,592,000	\$ 34,247,846	\$ 42,173,070
Number Sold	105	90	89	98	76	53	53	42	47	83	99
Avg. Days on Market	156	152	177	215	192	209	204	217	233	192	184
High Price	\$ 1,500,000	\$ 1,200,000	\$ 1,400,000	\$ 1,250,000	\$ 1,700,000	\$ 752,000	\$2,100,000	\$1,275,000	\$1,450,000	\$1,235,000	\$2,000,000
Low Price		\$ 69,500	\$ 135,000	\$ 56,736	\$ 59,000	\$ 58,800	\$ 47,500	\$ 140,000	\$ 61,500	\$ 55,000	\$ 86,900
	Percent Change from Previous Year										
	2017 Q1	2016 Q1	2015	2013	2012	2011	2010	2009	2008	2007	2006
Average Price	5%	5%	11%	2%	13%	-25%	8%	-15%	11%	-3%	34%
Median Price	1%	13%	16%	-3%	6%	-9%	20%	-25%	16%	-5%	29%
Total Volume	22%	7%	20%	31%	62%	-25%	37%	-24%	-37%	-19%	30%
Number Sold	17%	1%	9%	29%	43%	0%	26%	-11%	-43%	-16%	-3%
Avg. Days on Market	3%	-14%	1%	12%	-8%	2%	-6%	-7%	21%	4%	-2%
High Price	25%	-14%	3%	-26%	126%	-64%	65%	-12%	17%	-38%	29%
Low Price	-100%	-49%	184%	-4%	0%	24%	-66%	128%	12%	-37%	67%

2017 Residential Sales Trends

	Country Homes - Durango										
	2017 Q1	2016 Q1	2015 Q1	2013 Q1	2012 Q1	2011 Q1	2010 Q1	2009 Q1	2008 Q1	2007 Q1	2006 Q1
Average Price	\$ 452,650	\$ 422,201	\$ 427,664	\$ 426,419	\$ 380,387	\$ 369,174	\$ 474,402	\$ 538,436	\$ 518,620	\$ 461,341	\$ 468,956
Median Price	\$ 409,750	\$ 382,500	\$ 380,000	\$ 347,450	\$ 345,000	\$ 373,500	\$ 347,500	\$ 385,000	\$ 500,000	\$ 423,000	\$ 378,500
Total Volume	\$ 35,306,711	\$ 26,176,515	\$ 26,087,537	\$ 28,996,510	\$ 19,780,163	\$ 11,444,400	\$ 17,078,500	\$ 10,230,297	\$ 18,151,700	\$ 21,221,696	\$ 30,951,100
Number Sold	78	62	61	68	52	31	36	19	35	46	66
Avg. Days on Market	149	149	155	199	184	192	176	223	247	182	175
High Price	\$ 1,500,000	\$ 1,185,000	\$ 1,400,000	\$ 1,250,000	\$ 1,700,000	\$ 752,000	\$2,100,000	\$1,275,000	\$1,450,000	\$1,235,000	\$2,000,000
Low Price	\$ 82,000	\$ 69,500	\$ 135,000	\$ 93,000	\$ 59,000	\$ 100,000	\$ 47,500	\$ 150,000	\$ 180,000	\$ 55,000	\$ 166,000
	Percent Change from Previous Year										
	2017 Q1	2016 Q1	2015	2013	2012	2011	2010	2009	2008	2007	2006
Average Price	7%	-1%	5%	12%	3%	-22%	-12%	4%	12%	-2%	30%
Median Price	7%	1%	9%	1%	-8%	7%	-10%	-23%	18%	12%	33%
Total Volume	35%	0%	43%	47%	73%	-33%	67%	-44%	-14%	-31%	56%
Number Sold	26%	2%	36%	31%	68%	-14%	89%	-46%	-24%	-30%	20%
Avg. Days on Market	0%	-4%	5%	8%	-4%	9%	-21%	-10%	36%	4%	-6%
High Price	27%	-15%	3%	-26%	126%	-64%	65%	-12%	17%	-38%	29%
Low Price	18%	-49%	25%	58%	-41%	111%	-68%	-17%	227%	-67%	219%
	Country Homes - Bayfield										
	2017 Q1	2016 Q1	2015 Q1	2013 Q1	2012 Q1	2011 Q1	2010 Q1	2009 Q1	2008 Q1	2007 Q1	2006 Q1
Average Price	\$ 320,230	\$ 394,817	\$ 258,128	\$ 251,791	\$ 308,943	\$ 217,287	\$ 328,908	\$ 290,950	\$ 276,630	\$ 366,928	\$ 410,209
Median Price	\$ 296,250	\$ 374,900	\$ 251,500	\$ 225,000	\$ 232,450	\$ 198,425	\$ 311,000	\$ 257,000	\$ 284,000	\$ 269,850	\$ 332,159
Total Volume	\$ 6,404,600	\$ 6,711,900	\$ 4,130,050	\$ 5,791,200	\$ 4,943,100	\$2,607,451	\$3,946,900	\$4,946,155	\$2,766,300	\$8,439,350	\$7,383,769
Number Sold	20	17	16	23	16	12	12	17	10	23	18
Avg. Days on Market	190	121	182	215	202	216	240	233	127	217	248
High Price	\$ 735,000	\$ 1,200,000	\$ 395,000	\$ 519,000	\$ 840,000	\$ 370,000	\$ 530,000	\$ 515,000	\$ 525,000	\$1,175,000	\$1,650,000
Low Price	\$ 215,000	\$ 136,500	\$ 159,000	\$ 63,000	\$ 62,200	\$ 58,800	\$ 214,000	\$ 170,000	\$ 61,500	\$ 160,000	\$ 178,000
	Percent Change from Previous Year										
	2017 Q1	2016 Q1	2015	2013	2012	2011	2010	2009	2008	2007	2006
Average Price	-19%	53%	-7%	-18%	42%	-34%	13%	5%	-25%	-11%	50%
Median Price	-21%	49%	7%	-3%	17%	-36%	21%	-10%	5%	-19%	38%
Total Volume	-5%	63%	-45%	17%	90%	-34%	-20%	79%	-67%	14%	-23%
Number Sold	18%	6%	-41%	44%	33%	0%	-29%	70%	-57%	28%	-49%
Avg. Days on Market	57%	-34%	-15%	6%	-6%	-10%	3%	83%	-41%	-13%	36%
High Price	-39%	204%	-28%	-38%	127%	-30%	3%	-2%	-55%	-29%	136%
Low Price	58%	-14%	235%	1%	6%	-73%	26%	176%	-62%	-10%	116%

2017 Residential Sales Trends

	Country Homes - Ignacio										
	2017 Q1	2016 Q1	2015 Q1	2013 Q1	2012 Q1	2011 Q1	2010 Q1	2009 Q1	2008 Q1	2007 Q1	2006 Q1
Average Price	\$ 355,000	\$ 262,500	\$ 273,750	\$ 135,430	\$ 333,000	\$ 244,562	\$ 412,750	\$ 233,333	\$ 295,000	\$ 274,500	\$ 190,700
Median Price	\$ 355,000	\$ 227,500	\$ 265,000	\$ 135,430	\$ 300,000	\$ 222,000	\$ 412,750	\$ 250,000	\$ 295,000	\$ 236,500	\$ 185,000
Total Volume	\$ 355,000	\$ 1,050,000	\$ 1,095,000	\$ 135,430	\$ 1,665,000	\$1,711,940	\$ 825,500	\$ 700,000	\$ 295,000	\$1,098,000	\$ 953,501
Number Sold	1	4	4	1	5	7	2	3	1	4	5
Avg. Days on Market	161	157	314	100	128	141	122	180	681	224	92
High Price	\$ 355,000	\$ 465,000	\$ 345,000	\$ 135,430	\$ 440,000	\$ 599,900	\$ 427,500	\$ 265,000	\$ 295,000	\$ 455,000	\$ 265,000
Low Price	\$ 355,000	\$ 130,000	\$ 220,000	\$ 135,430	\$ 240,000	\$ 80,000	\$ 398,000	\$ 185,000	\$ 295,000	\$ 170,000	\$ 118,001
	Percent Change from Previous Year										
	2017 Q1	2016 Q1	2015	2013	2012	2011	2010	2009	2008	2007	2006
Average Price	35%	-4%	8%	-59%	36%	-41%	77%	-21%	7%	44%	-29%
Median Price	56%	-14%	33%	-55%	35%	-46%	65%	-15%	25%	28%	-23%
Total Volume	-66%	-4%	8%	-92%	-3%	107%	18%	137%	-73%	15%	-49%
Number Sold	-75%	0%	0%	-80%	-29%	250%	-33%	200%	-75%	-20%	-29%
Avg. Days on Market	3%	-50%	220%	-22%	-9%	16%	-32%	-74%	204%	143%	-66%
High Price	-24%	35%	-22%	-69%	-27%	40%	61%	-10%	-35%	72%	-46%
Low Price	173%	-41%	29%	-44%	200%	-80%	115%	-37%	74%	44%	-19%
	Country Homes - Vallecito										
	2017 Q1	2016 Q1	2015 Q1	2013 Q1	2012 Q1	2011 Q1	2010 Q1	2009 Q1	2008 Q1		
Average Price	\$ 205,938	\$ 219,642	\$ 242,750	\$ 154,856	\$ 331,333	\$ 367,500	\$ 222,500	\$ 200,033	\$ 379,000		
Median Price	\$ 204,000	\$ 202,000	\$ 227,500	\$ 97,250	\$ 280,000	\$ 390,000	\$ 185,000	\$ 168,500	\$ 379,000		
Total Volume	\$ 1,235,629	\$ 1,537,500	\$ 1,942,000	\$ 929,136	\$ 994,000	\$1,102,500	\$ 667,500	\$ 600,100	\$ 379,000		
Number Sold	6	7	8	6	3	3	3	3	1		
Avg. Days on Market	134	249	267	426	388	518	456	132	327		
High Price	\$ 396,000	\$ 365,000	\$ 350,000	\$ 490,000	\$ 575,000	\$ 465,000	\$ 340,000	\$ 291,600	\$ 379,000		
Low Price	\$ 77,629	\$ 114,000	\$ 187,000	\$ 56,736	\$ 139,000	\$ 247,500	\$ 142,500	\$ 140,000	\$ 379,000		
	Percent Change from Previous Year										
	2017 Q1	2016 Q1	2015	2013	2012	2011	2010	2009	2008		
Average Price	-6%	-10%	66%	-53%	-10%	65%	11%	-47%	0%		
Median Price	1%	-11%	215%	-65%	-28%	111%	10%	-56%	0%		
Total Volume	-20%	-21%	122%	-7%	-10%	65%	11%	58%	0%		
Number Sold	-14%	-13%	33%	100%	0%	0%	0%	200%	0%		
Avg. Days on Market	-46%	-7%	-6%	10%	-25%	14%	245%	-60%	0%		
High Price	8%	4%	4%	-15%	24%	37%	17%	-23%	0%		
Low Price	-32%	-39%	274%	-59%	-44%	74%	2%	-63%	0%		

2017 Residential Sales Trends

	Country Homes - Durango Mountain Area (used to be RESORTS)										
	2017 Q1	2016 Q1	2015 Q1	2013 Q1	2012 Q1	2011 Q1	2010 Q1	2009 Q1	2008 Q1	2007 Q1	2006 Q1
Average Price	\$ 1,204,000	\$ 1,564,375	\$ 2,425,000	\$ 735,000	\$ 412,500	\$ 470,360	\$1,300,000	\$ 105,000	\$ 787,000	\$ 427,500	\$2,243,000
Median Price	\$ 1,204,000	\$ 1,348,750	\$ 2,425,000	\$ 735,000	\$ 412,500	\$ 540,000	\$1,300,000	\$ 105,000	\$ 787,000	\$ 317,500	\$2,243,000
Total Volume	\$ 2,408,000	\$ 6,257,500	\$ 2,425,000	\$ 735,000	\$ 825,000	\$2,351,800	\$1,300,000	\$ 105,000	\$1,574,000	\$1,710,000	\$2,243,000
Number Sold	2	4	1	1	2	5	1	1	2	4	1
Avg. Days on Market	409	300	268	406	777	442	230	196	410	341	147
High Price	\$ 1,540,000	\$ 3,025,000	\$ 2,425,000	\$ 735,000	\$ 505,000	\$ 750,000	\$1,300,000	\$ 105,000	\$ 899,000	\$ 825,000	\$2,243,000
Low Price	\$ 868,000	\$ 535,000	\$ 2,425,000	\$ 735,000	\$ 320,000	\$ 170,000	\$1,300,000	\$ 105,000	\$ 675,000	\$ 250,000	\$2,243,000
	Percent Change from Previous Year										
	2017 Q1	2016 Q1	2015	2013	2012	2011	2010	2009	2008	2007	2006
Average Price	-23%	-35%	227%	78%	-12%	-64%	1138%	-87%	84%	-81%	0%
Median Price	-11%	-44%	214%	78%	-24%	-58%	1138%	-87%	148%	-86%	0%
Total Volume	-62%	158%	-18%	-11%	-65%	81%	1138%	-93%	-8%	-24%	0%
Number Sold	-50%	300%	-75%	-50%	-60%	400%	0%	-50%	-50%	300%	0%
Avg. Days on Market	36%	12%	-53%	-48%	76%	92%	17%	-52%	20%	132%	0%
High Price	-49%	25%	146%	46%	-33%	-42%	1138%	-88%	9%	-63%	0%
Low Price	62%	-78%	457%	130%	88%	-87%	1138%	-84%	170%	-89%	0%
	Condo/Townhomes - Durango										
	2017 Q1	2016 Q1	2015 Q1	2013 Q1	2012 Q1	2011 Q1	2010 Q1	2009 Q1	2008 Q1	2007 Q1	2006 Q1
Average Price	\$ 350,164	\$ 340,170	\$ 312,888	\$ 264,791	\$ 243,363	\$ 271,616	\$ 273,664	\$ 251,846	\$ 255,163	\$ 338,738	\$ 296,966
Median Price	\$ 329,000	\$ 334,000	\$ 305,000	\$ 235,000	\$ 199,000	\$ 227,450	\$ 267,000	\$ 250,750	\$ 229,000	\$ 332,450	\$ 282,900
Total Volume	\$ 12,956,100	\$ 15,988,009	\$ 10,325,323	\$ 8,208,534	\$ 7,300,900	\$ 7,605,271	\$ 10,672,900	\$ 2,518,463	\$ 11,227,189	\$8,807,200	\$8,612,014
Number Sold	37	47	33	31	30	28	39	10	44	26	29
Avg. Days on Market	115	102	121	276	315	202	270	305	141	253	215
High Price	\$ 624,900	\$ 799,000	\$ 675,000	\$ 664,209	\$ 525,000	\$ 505,000	\$ 417,500	\$ 385,000	\$ 585,000	\$1,000,000	\$ 599,000
Low Price	\$ 146,000	\$ 45,000	\$ 108,000	\$ 104,500	\$ 80,000	\$ 129,000	\$ 94,000	\$ 159,000	\$ 132,660	\$ 125,000	\$ 119,500
	Percent Change from Previous Year										
	2017 Q1	2016 Q1	2015	2013	2012	2011	2010	2009	2008	2007	2006
Average Price	3%	9%	14%	9%	-10%	-1%	9%	-1%	-25%	14%	10%
Median Price	-1%	10%	21%	18%	-13%	-15%	6%	9%	-31%	18%	11%
Total Volume	-19%	55%	110%	12%	-4%	-29%	324%	-78%	27%	2%	-54%
Number Sold	-21%	42%	83%	3%	7%	-28%	290%	-77%	69%	-10%	-58%
Avg. Days on Market	13%	-16%	8%	-12%	56%	-25%	-11%	116%	-44%	18%	-27%
High Price	-22%	18%	26%	27%	4%	21%	8%	-34%	-42%	67%	-20%
Low Price	224%	-58%	14%	31%	-38%	37%	-41%	20%	6%	5%	157%

2017 Residential Sales Trends

	Condo/Townhomes - Bayfield											
	2017 Q1	2016 Q1	2015 Q1	2013 Q1	2012 Q1	2011 Q1	2010 Q1	2009 Q1	2008 Q1	2007 Q1		
Average Price	\$ -	\$ 139,000	\$ 184,500	\$ -	\$ 171,000	\$ -	\$ 210,750	\$ -	\$ 227,562	\$ 225,408		
Median Price	\$ -	\$ 139,000	\$ 184,500	\$ -	\$ 171,000	\$ -	\$ 210,750	\$ -	\$ 227,562	\$ 228,070		
Total Volume	\$ -	\$ 139,000	\$ 369,000	\$ -	\$ 171,000	\$ -	\$ 421,500	\$ -	\$ 455,125	\$1,127,043		
Number Sold	0	1	2	0	1	0	2	0	2	5		
Avg. Days on Market	0	81	57	0	170	0	538	0	142	329		
High Price	\$ -	\$ 139,000	\$ 185,000	\$ -	\$ 171,000	\$ -	\$ 219,500	\$ -	\$ 228,625	\$ 242,895		
Low Price	\$ -	\$ 139,000	\$ 184,000	\$ -	\$ 171,000	\$ -	\$ 202,000	\$ -	\$ 226,500	\$ 212,500		
	Percent Change from Previous Year											
	2017 Q1	2016 Q1	2015	2013	2012	2011	2010	2009	2008	2007		
Average Price	-100%	-25%	0%	-100%	0%	-100%	0%	-100%	1%	0%		
Median Price	-100%	-25%	0%	-100%	0%	-100%	0%	-100%	0%	0%		
Total Volume	-100%	-62%	0%	-100%	0%	-100%	0%	-100%	-60%	0%		
Number Sold	-100%	-50%	0%	-100%	0%	-100%	0%	-100%	-60%	0%		
Avg. Days on Market	-100%	42%	0%	-100%	0%	-100%	0%	-100%	-57%	0%		
High Price	-100%	-25%	0%	-100%	0%	-100%	0%	-100%	-6%	0%		
Low Price	-100%	-24%	0%	-100%	0%	-100%	0%	-100%	7%	0%		
	Condo/Townhomes - Durango Mountain Area (used to be RESORTS)											
	2017 Q1	2016 Q1	2015 Q1	2013 Q1	2012 Q1	2011 Q1	2010 Q1	2009 Q1	2008 Q1	2007 Q1	2006 Q1	
Average Price	\$ 282,815	\$ 222,883	\$ 402,900	\$ 168,340	\$ 232,323	\$ 327,250	\$ 363,373	\$ 396,027	\$ 437,952	\$ 340,146	\$ 360,313	
Median Price	\$ 185,000	\$ 208,000	\$ 400,000	\$ 97,500	\$ 155,000	\$ 250,000	\$ 306,100	\$ 389,500	\$ 285,000	\$ 187,500	\$ 301,500	
Total Volume	\$ 5,373,500	\$ 4,011,900	\$ 6,849,300	\$ 3,366,800	\$ 3,949,500	\$4,908,750	\$4,723,850	\$3,960,277	\$4,817,480	\$4,421,900	\$8,647,514	
Number Sold	19	18	17	20	17	15	13	10	11	13	24	
Avg. Days on Market	143	270	242	365	361	526	423	301	286	167	210	
High Price	\$ 990,000	\$ 560,000	\$ 1,305,000	\$ 560,000	\$ 1,467,000	\$ 675,000	\$1,102,500	\$ 799,900	\$ 935,000	\$1,170,000	\$1,603,193	
Low Price	\$ 78,000	\$ 65,000	\$ 37,000	\$ 19,900	\$ 27,500	\$ 57,750	\$ 32,750	\$ 60,000	\$ 75,000	\$ 110,000	\$ 61,000	
	Percent Change from Previous Year											
	2017 Q1	2016 Q1	2015	2013	2012	2011	2010	2009	2008	2007	2006	
Average Price	27%	-45%	68%	-28%	-29%	-10%	-8%	-10%	29%	-6%	75%	
Median Price	-11%	-48%	134%	-37%	-38%	-18%	-21%	37%	52%	-38%	219%	
Total Volume	34%	-41%	79%	-15%	-20%	4%	19%	-18%	9%	-49%	-11%	
Number Sold	6%	6%	6%	18%	13%	15%	30%	-9%	-15%	-46%	-49%	
Avg. Days on Market	-47%	12%	42%	1%	-31%	24%	41%	5%	71%	-20%	6%	
High Price	77%	-57%	58%	-62%	117%	-39%	38%	-14%	-20%	-27%	121%	
Low Price	20%	76%	-33%	-28%	-52%	76%	-45%	-20%	-32%	80%	336%	

**La Plata County Combined statistics includes: Durango, Bayfield, Ignacio, All Resorts 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.

2017 Farm-Land-Business Sales Trends

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.

Farm/Ranch (La Plata County Combined)									
	2017 Q1	2016 Q1	2015 Q1	2014 Q1	2013 Q1	2012 Q1	2011 Q1	2010 Q1	2009 Q1
Average Price	\$ -	\$ 739,500	\$ -	\$ -	\$ 1,275,000	\$ 80,000	\$ -	\$ 250,000	\$ 5,415,000
Median Price	\$ -	\$ 739,500	\$ -	\$ -	\$ 1,275,000	\$ 80,000	\$ -	\$ 250,000	\$ 5,415,000
Total Volume	\$ -	\$ 1,479,000	\$ -	\$ -	\$ 1,275,000	\$ 80,000	\$ -	\$ 346,500	\$ 10,830,000
Number Sold	0	2	0	0	1	1	0	1	2
Avg. Days on Market	0	288	0	0	367	124	0	1009	98
High Price	\$ -	\$ 779,000	\$ -	\$ -	\$ 1,275,000	\$ 80,000	\$ -	\$ 250,000	\$ 10,320,000
Low Price	\$ -	\$ 700,000	\$ -	\$ -	\$ 1,275,000	\$ 80,000	\$ -	\$ 250,000	\$ 510,000
Farm/Ranch (La Plata County Combined)									
	2017	2016	2015	2014	2013	2012	2011	2010	2009
Average Price	-100%	0%	0%	-100%	1494%	0%	-100%	-95%	0%
Median Price	-100%	0%	0%	-100%	1494%	0%	-100%	-95%	0%
Total Volume	-100%	0%	0%	-100%	1494%	0%	-100%	-97%	0%
Number Sold	-100%	0%	0%	-100%	0%	0%	-100%	-50%	0%
Avg. Days on Market	-100%	0%	0%	-100%	196%	0%	-100%	930%	0%
High Price	-100%	0%	0%	-100%	1494%	0%	-100%	-98%	0%
Low Price	-100%	0%	0%	-100%	1494%	0%	-100%	-51%	0%
Land (InTown) Durango									
	2017 Q1	2016 Q1	2015 Q1	2014 Q1	2013 Q1	2012 Q1	2011 Q1	2010 Q1	2009 Q1
Average Price	\$ 210,725	\$ 220,750	\$ 224,755	\$ 241,225	\$ 116,156	\$ 210,860	\$ 224,000	\$ 87,500	\$ -
Median Price	\$ 204,000	\$ 193,500	\$ 179,000	\$ 220,000	\$ 124,875	\$ 249,500	\$ 224,000	\$ 87,500	\$ -
Total Volume	\$ 842,900	\$ 883,000	\$ 2,022,800	\$ 964,900	\$ 464,625	\$ 1,054,300	\$ 448,000	\$ 175,000	\$ -
Number Sold	4	4	9	4	4	5	2	2	0
Avg. Days on Market	1,121	291	204	336	56	451	663	288	0
High Price	\$ 260,000	\$ 345,000	\$ 427,500	\$ 374,900	\$ 125,000	\$ 325,000	\$ 250,000	\$ 110,000	\$ -
Low Price	\$ 174,900	\$ 151,000	\$ 130,000	\$ 150,000	\$ 89,875	\$ 95,000	\$ 198,000	\$ 65,000	\$ -
Percent Change from Previous Year									
	2017	2016	2015	2014	2013	2012	2011	2010	2009
Average Price	-5%	-2%	-7%	108%	-45%	-6%	156%	0%	-100%
Median Price	5%	8%	-19%	76%	-50%	11%	156%	0%	-100%
Total Volume	-5%	-56%	110%	108%	-56%	135%	156%	0%	-100%
Number Sold	0%	-56%	125%	0%	-20%	150%	0%	0%	-100%
Avg. Days on Market	285%	43%	-39%	500%	-88%	-32%	130%	0%	-100%
High Price	-25%	-19%	14%	200%	-62%	30%	127%	0%	-100%
Low Price	16%	16%	-13%	67%	-5%	-52%	205%	0%	-100%

2017 Farm-Land-Business Sales Trends

Land (In Town) Bayfield									
	2017 Q1	2016 Q1	2015 Q1	2014 Q1	2013 Q1	2012 Q1	2011 Q1	2010 Q1	2009 Q1
Average Price	\$ 34,000	\$ 48,000	\$ 90,000	\$ 48,000	\$ 33,000	\$ -	\$ 1,200,000	\$ -	\$ 49,900
Median Price	\$ 34,000	\$ 48,000	\$ 90,000	\$ 48,000	\$ 33,000	\$ -	\$ 1,200,000	\$ -	\$ 49,900
Total Volume	\$ 68,000	\$ 48,000	\$ 90,000	\$ 96,000	\$ 33,000	\$ -	\$ 1,200,000	\$ -	\$ 49,900
Number Sold	2	1	1	2	1	0	1	0	1
Avg. Days on Market	416	179	323	146	410	0	511	0	617
High Price	\$ 34,000	\$ 48,000	\$ 90,000	\$ 65,000	\$ 33,000	\$ -	\$ 1,200,000	\$ -	\$ 49,900
Low Price	\$ 34,000	\$ 48,000	\$ 90,000	\$ 31,000	\$ 33,000	\$ -	\$ 1,200,000	\$ -	\$ 49,900
Percent Change from Previous Year									
	2017	2016	2015	2014	2013	2012	2011	2010	2009
Average Price	-29%	-47%	88%	45%	0%	-100%	0%	-100%	-21%
Median Price	-29%	-47%	88%	45%	0%	-100%	0%	-100%	-23%
Total Volume	42%	-47%	-6%	191%	0%	-100%	0%	-100%	-74%
Number Sold	100%	0%	-50%	100%	0%	-100%	0%	-100%	-67%
Avg. Days on Market	132%	-45%	121%	-64%	0%	-100%	0%	-100%	158%
High Price	-29%	-47%	38%	97%	0%	-100%	0%	-100%	-28%
Low Price	-29%	-47%	190%	-6%	0%	-100%	0%	-100%	-9%
Land (In Town) Ignacio									
	2017 Q1	2016 Q1	2015 Q1	2014 Q1	2013 Q1	2012 Q1	2011 Q1	2010 Q1	2009 Q1
Average Price	\$ 29,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Median Price	\$ 29,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Volume	\$ 29,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Number Sold	1	0	0	0	0	0	0	0	0
Avg. Days on Market	13	0	0	0	0	0	0	0	0
High Price	\$ 29,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Low Price	\$ 29,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Percent Change from Previous Year									
	2017	2016	2015	2014	2013	2012	2011	2010	2009
Average Price	0%	0%	0%	0%	0%	0%	0%	0%	0%
Median Price	0%	0%	0%	0%	0%	0%	0%	0%	0%
Total Volume	0%	0%	0%	0%	0%	0%	0%	0%	0%
Number Sold	0%	0%	0%	0%	0%	0%	0%	0%	0%
Avg. Days on Market	0%	0%	0%	0%	0%	0%	0%	0%	0%
High Price	0%	0%	0%	0%	0%	0%	0%	0%	0%
Low Price	0%	0%	0%	0%	0%	0%	0%	0%	0%

2017 Farm-Land-Business Sales Trends

<i>Land (La Plata County Combined) Lots Under 1 Acre</i>									
	2017 Q1	2016 Q1	2015 Q1	2014 Q1	2013 Q1	2012 Q1	2011 Q1	2010 Q1	2009 Q1
Average Price	\$ 137,900	\$ 86,400	\$ 119,625	\$ 106,515	\$ 126,875	\$ 107,633	\$ 84,450	\$ 30,000	\$ 23,000
Median Price	\$ 106,200	\$ 115,000	\$ 119,250	\$ 119,900	\$ 123,750	\$ 110,000	\$ 92,500	\$ 30,000	\$ 23,000
Total Volume	\$ 827,400	\$ 950,400	\$ 957,000	\$ 1,065,150	\$ 507,500	\$ 322,900	\$ 337,800	\$ 30,000	\$ 23,000
Number Sold	6	11	8	10	4	3	4	1	1
Avg. Days on Market	370	530	207	122	39	130	423	337	41
High Price	\$ 340,000	\$ 162,500	\$ 215,000	\$ 140,000	\$ 165,000	\$ 117,000	\$ 140,000	\$ 30,000	\$ 23,000
Low Price	\$ 55,000	\$ 5,500	\$ 24,000	\$ 23,500	\$ 95,000	\$ 95,900	\$ 12,800	\$ 30,000	\$ 23,000
<i>Percent Change from Previous Year</i>									
	2017	2016	2015	2014	2013	2012	2011	2010	2009
Average Price	60%	-28%	12%	-16%	18%	27%	182%	30%	-83%
Median Price	-8%	-4%	-1%	-3%	13%	19%	208%	30%	-83%
Total Volume	-13%	-1%	-10%	110%	57%	-4%	1026%	30%	-92%
Number Sold	-45%	38%	-20%	150%	33%	-25%	300%	0%	-50%
Avg. Days on Market	-30%	156%	70%	213%	-70%	-69%	26%	722%	-87%
High Price	109%	-24%	54%	-15%	41%	-16%	367%	30%	-85%
Low Price	900%	-77%	2%	-75%	-1%	649%	-57%	30%	-81%
<i>Land (La Plata County Combined) from 1 - 9.99 Acres</i>									
	2017 Q1	2016 Q1	2015 Q1	2014 Q1	2013 Q1	2012 Q1	2011 Q1	2010 Q1	2009 Q1
Average Price	\$ 121,500	\$ 100,215	\$ 123,106	\$ 107,950	\$ 170,541	\$ 158,666	\$ 220,000	\$ 113,300	\$ 150,158
Median Price	\$ 95,000	\$ 55,000	\$ 81,250	\$ 78,500	\$ 182,500	\$ 219,000	\$ 195,000	\$ 115,000	\$ 115,000
Total Volume	\$ 1,579,500	\$ 1,302,801	\$ 969,700	\$ 1,079,500	\$ 2,046,500	\$ 476,000	\$ 1,100,000	\$ 566,500	\$ 900,950
Number Sold	13	13	16	10	12	3	5	5	6
Avg. Days on Market	254	233	194	354	338	237	150	401	493
High Price	\$ 395,000	\$ 260,000	\$ 415,000	\$ 330,000	\$ 425,000	\$ 242,000	\$ 300,000	\$ 139,000	\$ 280,000
Low Price	\$ 11,000	\$ 3,500	\$ 29,500	\$ 16,500	\$ 22,500	\$ 15,000	\$ 150,000	\$ 87,500	\$ 63,450
<i>Percent Change from Previous Year</i>									
	2017	2016	2015	2014	2013	2012	2011	2010	2009
Average Price	21%	-19%	14%	-37%	7%	-28%	94%	-25%	31%
Median Price	73%	-32%	4%	-57%	-17%	12%	70%	0%	37%
Total Volume	21%	34%	-10%	-47%	330%	-57%	94%	-37%	97%
Number Sold	0%	-19%	60%	-17%	300%	-40%	0%	-17%	50%
Avg. Days on Market	9%	20%	-45%	5%	43%	58%	-63%	-19%	5%
High Price	52%	-37%	26%	-22%	76%	-19%	116%	-50%	12%
Low Price	214%	-88%	79%	-27%	50%	-90%	71%	38%	59%

2017 Farm-Land-Business Sales Trends

Land (La Plata County Combined) 10 to 34.99 Acres									
	2017 Q1	2016 Q1	2015 Q1	2014 Q1	2013 Q1	2012 Q1	2011 Q1	2010 Q1	2009 Q1
Average Price	\$ 328,000	\$ 175,000	\$ 577,333	\$ 77,000	\$ 238,750	\$ -	\$ -	\$ -	\$ -
Median Price	\$ 190,000	\$ 175,000	\$ 175,000	\$ 77,000	\$ 238,750	\$ -	\$ -	\$ -	\$ -
Total Volume	\$ 1,968,000	\$ 175,000	\$ 5,196,000	\$ 77,000	\$ 477,500	\$ -	\$ -	\$ -	\$ -
Number Sold	6	1	9	1	2	0	0	0	0
Avg. Days on Market	99	309	238	218	91	0	0	0	0
High Price	\$ 1,150,000	\$ 175,000	\$ 1,295,000	\$ 77,000	\$ 325,000	\$ -	\$ -	\$ -	\$ -
Low Price	\$ 58,000	\$ 175,000	\$ 14,000	\$ 77,000	\$ 152,500	\$ -	\$ -	\$ -	\$ -
Percent Change from Previous Year									
	2017	2016	2015	2014	2013	2012	2011	2010	2009
Average Price	87%	-70%	650%	-68%	0%	0%	0%	0%	-100%
Median Price	9%	0%	127%	-68%	0%	0%	0%	0%	-100%
Total Volume	1025%	-97%	6648%	-84%	0%	0%	0%	0%	-100%
Number Sold	500%	-89%	800%	-50%	0%	0%	0%	0%	-100%
Avg. Days on Market	-68%	30%	9%	140%	0%	0%	0%	0%	-100%
High Price	557%	-86%	1582%	-76%	0%	0%	0%	0%	-100%
Low Price	-67%	1150%	-82%	-50%	0%	0%	0%	0%	-100%
Land (La Plata County Combined) 35 Acres +									
	2017 Q1	2016 Q1	2015 Q1	2014 Q1	2013 Q1	2012 Q1	2011 Q1	2010 Q1	2009 Q1
Average Price	\$ 825,950	\$ 351,450	\$ 222,166	\$ 164,296	\$ 126,500	\$ 107,875	\$ 351,250	\$ 253,875	\$ 471,250
Median Price	\$ 148,500	\$ 116,250	\$ 202,250	\$ 150,000	\$ 103,000	\$ 110,750	\$ 282,500	\$ 220,000	\$ 517,500
Total Volume	\$ 8,259,500	\$ 3,514,500	\$ 1,333,000	\$ 1,150,078	\$ 506,000	\$ 431,500	\$ 1,405,000	\$ 1,523,251	\$ 1,885,000
Number Sold	10	10	6	7	4	4	4	6	4
Avg. Days on Market	134	250	259	505	472	725	524	257	412
High Price	\$ 6,850,000	\$ 2,375,000	\$ 500,000	\$ 355,000	\$ 250,000	\$ 170,000	\$ 625,000	\$ 582,000	\$ 565,000
Low Price	\$ 50,000	\$ 40,000	\$ 37,000	\$ 35,000	\$ 50,000	\$ 40,000	\$ 215,000	\$ 117,500	\$ 285,000
Percent Change from Previous Year									
	2017	2016	2015	2014	2013	2012	2011	2010	2009
Average Price	135%	58%	35%	30%	17%	-69%	38%	-46%	-35%
Median Price	28%	-43%	35%	46%	-7%	-61%	28%	-57%	139%
Total Volume	135%	164%	16%	127%	17%	-69%	-8%	-19%	-35%
Number Sold	0%	67%	-14%	75%	0%	0%	-33%	50%	0%
Avg. Days on Market	-46%	-3%	-49%	7%	-35%	38%	104%	-38%	-10%
High Price	188%	375%	41%	42%	47%	-73%	7%	3%	-76%
Low Price	25%	8%	6%	-30%	25%	-81%	83%	-59%	338%

2017 Farm-Land-Business Sales Trends

Land (La Plata County Combined) Farm And Ranch									
	2017 Q1	2016 Q1	2015 Q1	2014 Q1	2013 Q1	2012 Q1	2011 Q1	2010 Q1	2009 Q1
Average Price	\$ 288,000	\$ 331,833	\$ -	\$ -	\$ -	\$ 234,000	\$ 145,000	\$ -	\$ 120,000
Median Price	\$ 288,000	\$ 250,000	\$ -	\$ -	\$ -	\$ 234,000	\$ 145,000	\$ -	\$ 120,000
Total Volume	\$ 288,000	\$ 995,500	\$ -	\$ -	\$ -	\$ 234,000	\$ 145,000	\$ -	\$ 120,000
Number Sold	1	3	0	0	0	1	1	0	1
Avg. Days on Market	286	154	0	0	0	650	86	0	217
High Price	\$ 288,000	\$ 660,000	\$ -	\$ -	\$ -	\$ 234,000	\$ 145,000	\$ -	\$ 120,000
Low Price	\$ 28,000	\$ 85,500	\$ -	\$ -	\$ -	\$ 234,000	\$ 145,000	\$ -	\$ 120,000
Percent Change from Previous Year									
	2017	2016	2015	2014	2013	2012	2011	2010	2009
Average Price	-13%	0%	0%	0%	-100%	61%	0%	-100%	0%
Median Price	15%	0%	0%	0%	-100%	61%	0%	-100%	0%
Total Volume	-71%	0%	0%	0%	-100%	61%	0%	-100%	0%
Number Sold	-67%	0%	0%	0%	-100%	0%	0%	-100%	0%
Avg. Days on Market	86%	0%	0%	0%	-100%	656%	0%	-100%	0%
High Price	-56%	0%	0%	0%	-100%	61%	0%	-100%	0%
Low Price	-67%	0%	0%	0%	-100%	61%	0%	-100%	0%
Land (La Plata County Combined) Multi-Family									
	2017 Q1	2016 Q1	2015 Q1	2014 Q1	2013 Q1	2012 Q1	2011 Q1	2010 Q1	2009 Q1
Average Price	\$ 160,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Median Price	\$ 160,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Volume	\$ 160,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Number Sold	1	0	0	0	0	0	0	0	0
Avg. Days on Market	374	0	0	0	0	0	0	0	0
High Price	\$ 160,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Low Price	\$ 160,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Percent Change from Previous Year									
	2017	2016	2015	2014	2013	2012	2011	2010	2009
Average Price	0%	0%	0%	0%	0%	0%	0%	0%	0%
Median Price	0%	0%	0%	0%	0%	0%	0%	0%	0%
Total Volume	0%	0%	0%	0%	0%	0%	0%	0%	0%
Number Sold	0%	0%	0%	0%	0%	0%	0%	0%	0%
Avg. Days on Market	0%	0%	0%	0%	0%	0%	0%	0%	0%
High Price	0%	0%	0%	0%	0%	0%	0%	0%	0%
Low Price	0%	0%	0%	0%	0%	0%	0%	0%	0%

2017 Farm-Land-Business Sales Trends

<i>Land (La Plata County Combined) Durango Mountain Area</i>									
	2017 Q1	2016 Q1	2015 Q1	2014 Q1	2013 Q1	2012 Q1	2011 Q1	2010 Q1	2009 Q1
Average Price	\$ 225,000	\$ 140,000	\$ 175,300	\$ 236,428	\$ 159,375	\$ 104,633	\$ 110,000	\$ -	\$ -
Median Price	\$ 225,000	\$ 140,000	\$ 193,000	\$ 105,000	\$ 171,875	\$ 60,000	\$ 110,000	\$ -	\$ -
Total Volume	\$ 675,000	\$ 140,000	\$ 525,900	\$ 1,655,000	\$ 637,500	\$ 313,900	\$ 110,000	\$ -	\$ -
Number Sold	3	1	3	7	4	3	1	0	0
Avg. Days on Market	284	299	200	280	257	131	111	0	0
High Price	\$ 240,000	\$ 140,000	\$ 203,000	\$ 1,150,000	\$ 210,000	\$ 204,000	\$ 110,000	\$ -	\$ -
Low Price	\$ 210,000	\$ 140,000	\$ 129,900	\$ 44,500	\$ 83,750	\$ 49,900	\$ 110,000	\$ -	\$ -
<i>Percent Change from Previous Year</i>									
	2017	2016	2015	2014	2013	2012	2011	2010	2009
Average Price	61%	-20%	-26%	48%	52%	-5%	0%	0%	-100%
Median Price	61%	-27%	84%	-39%	186%	-45%	0%	0%	-100%
Total Volume	382%	-73%	-68%	160%	103%	185%	0%	0%	-100%
Number Sold	200%	-67%	-57%	75%	33%	200%	0%	0%	-100%
Avg. Days on Market	-5%	50%	-29%	9%	96%	18%	0%	0%	-100%
High Price	71%	-31%	-82%	448%	3%	85%	0%	0%	-100%
Low Price	50%	8%	192%	-47%	68%	-55%	0%	0%	-100%
<i>Business & Income (La Plata County Combined) Business Opportunities</i>									
	2017 Q1	2016 Q1	2015 Q1	2014 Q1	2013 Q1	2012 Q1	2011 Q1	2010 Q1	2009 Q1
Average Price	\$ 145,000	\$ 360,000	\$ 80,000	\$ 62,500	\$ 93,200	\$ -	\$ -	\$ -	\$ 365,000
Median Price	\$ 145,000	\$ 360,000	\$ 80,000	\$ 62,500	\$ 93,200	\$ -	\$ -	\$ -	\$ 365,000
Total Volume	\$ 145,000	\$ 360,000	\$ 80,000	\$ 125,000	\$ 186,400	\$ -	\$ -	\$ -	\$ 730,000
Number Sold	1	1	1	2	2	0	0	0	2
Avg. Days on Market	299	438	144	281	219	0	0	0	187
High Price	\$ 145,000	\$ 360,000	\$ 80,000	\$ 75,000	\$ 102,400	\$ -	\$ -	\$ -	\$ 530,000
Low Price	\$ 145,000	\$ 360,000	\$ 80,000	\$ 50,000	\$ 84,000	\$ -	\$ -	\$ -	\$ 200,000
<i>Percent Change from Previous Year</i>									
	2017	2016	2015	2014	2013	2012	2011	2010	2009
Average Price	-60%	350%	28%	-33%	0%	0%	0%	-100%	631%
Median Price	-60%	350%	28%	-33%	0%	0%	0%	-100%	631%
Total Volume	-60%	350%	-36%	-33%	0%	0%	0%	-100%	1363%
Number Sold	0%	0%	-50%	0%	0%	0%	0%	-100%	100%
Avg. Days on Market	-32%	204%	-49%	28%	0%	0%	0%	-100%	13%
High Price	-60%	350%	7%	-27%	0%	0%	0%	-100%	962%
Low Price	-60%	350%	60%	-40%	0%	0%	0%	-100%	301%

2017 Farm-Land-Business Sales Trends

Business & Income (La Plata County Combined) Commercial Land									
	2017 Q1	2016 Q1	2015 Q1	2014 Q1	2013 Q1	2012 Q1	2011 Q1	2010 Q1	2009 Q1
Average Price	\$ 277,500	\$ 105,000	\$ -	\$ 310,000	\$ 134,000	\$ 340,000	\$ 421,875	\$ -	\$ 320,000
Median Price	\$ 277,500	\$ 105,000	\$ -	\$ 310,000	\$ 134,000	\$ 340,000	\$ 377,250	\$ -	\$ 320,000
Total Volume	\$ 555,000	\$ 105,000	\$ -	\$ 310,000	\$ 134,000	\$ 340,000	\$ 1,687,500	\$ -	\$ 320,000
Number Sold	2	1	0	1	1	1	4	0	1
Avg. Days on Market	361	435	0	249	1068	251	376	0	49
High Price	\$ 425,000	\$ 105,000	\$ -	\$ 310,000	\$ 134,000	\$ 340,000	\$ 740,000	\$ -	\$ 320,000
Low Price	\$ 130,000	\$ 105,000	\$ -	\$ 310,000	\$ 134,000	\$ 340,000	\$ 193,000	\$ -	\$ 320,000
Percent Change from Previous Year									
	2017	2016	2015	2014	2013	2012	2011	2010	2009
Average Price	164%	0%	-100%	131%	-61%	-19%	0%	-100%	-66%
Median Price	164%	0%	-100%	131%	-61%	-10%	0%	-100%	-95%
Total Volume	429%	0%	-100%	131%	-61%	-80%	0%	-100%	-89%
Number Sold	100%	0%	-100%	0%	0%	-75%	0%	-100%	-67%
Avg. Days on Market	-17%	0%	-100%	-77%	325%	-33%	0%	-100%	-87%
High Price	305%	0%	-100%	131%	-61%	-54%	0%	-100%	-78%
Low Price	24%	0%	-100%	131%	-61%	76%	0%	-100%	2%
Business & Income (La Plata County Combined) Mobile/Modular - No Land									
	2017 Q1	2016 Q1	2015 Q1	2014 Q1	2013 Q1	2012 Q1	2011 Q1	2010 Q1	2009 Q1
Average Price	\$ 33,942	\$ 40,700	\$ 17,000	\$ -	\$ -	\$ -	\$ 10,500	\$ -	\$ 22,500
Median Price	\$ 34,900	\$ 40,700	\$ 17,000	\$ -	\$ -	\$ -	\$ 10,500	\$ -	\$ 22,500
Total Volume	\$ 237,600	\$ 81,400	\$ 17,000	\$ -	\$ -	\$ -	\$ 21,000	\$ -	\$ 45,000
Number Sold	7	2	1	0	0	0	2	0	2
Avg. Days on Market	56	47	20	0	0	0	143	0	196
High Price	\$ 43,900	\$ 42,900	\$ 17,000	\$ -	\$ -	\$ -	\$ 12,000	\$ -	\$ 28,000
Low Price	\$ 23,000	\$ 38,500	\$ 17,000	\$ -	\$ -	\$ -	\$ 9,000	\$ -	\$ 17,000
Percent Change from Previous Year									
	2017	2016	2015	2014	2013	2012	2011	2010	2009
Average Price	-17%	139%	0%	0%	0%	-100%	0%	-100%	0%
Median Price	-14%	139%	0%	0%	0%	-100%	0%	-100%	0%
Total Volume	192%	379%	0%	0%	0%	-100%	0%	-100%	0%
Number Sold	250%	100%	0%	0%	0%	-100%	0%	-100%	0%
Avg. Days on Market	19%	135%	0%	0%	0%	-100%	0%	-100%	0%
High Price	2%	152%	0%	0%	0%	-100%	0%	-100%	0%
Low Price	-40%	126%	0%	0%	0%	-100%	0%	-100%	0%

2017 Farm-Land-Business Sales Trends

Business & Income (La Plata County Combined) Multi-Family									
	2017 Q1	2016 Q1	2015 Q1	2014 Q1	2013 Q1	2012 Q1	2011 Q1	2010 Q1	2009 Q1
Average Price	\$ -	\$ 518,000	\$ 920,000	\$ 570,000	\$ 216,083	\$ 439,066	\$ -	\$ -	\$ -
Median Price	\$ -	\$ 518,000	\$ 920,000	\$ 570,000	\$ 210,000	\$ 439,066	\$ -	\$ -	\$ -
Total Volume	\$ -	\$ 518,000	\$ 920,000	\$ 1,140,000	\$ 1,296,500	\$ 878,133	\$ -	\$ -	\$ -
Number Sold	0	1	1	2	6	2	0	0	0
Avg. Days on Market	0	173	145	115	76	164	0	0	0
High Price	\$ -	\$ 518,000	\$ 920,000	\$ 655,000	\$ 397,000	\$ 463,133	\$ -	\$ -	\$ -
Low Price	\$ -	\$ 518,000	\$ 920,000	\$ 485,000	\$ 80,000	\$ 415,000	\$ -	\$ -	\$ -
Percent Change from Previous Year									
	2017	2016	2015	2014	2013	2012	2011	2010	2009
Average Price	-100%	-44%	61%	164%	-51%	0%	0%	0%	-100%
Median Price	-100%	-44%	61%	171%	-52%	0%	0%	0%	-100%
Total Volume	-100%	-44%	-19%	-12%	48%	0%	0%	0%	-100%
Number Sold	-100%	0%	-50%	-67%	200%	0%	0%	0%	-100%
Avg. Days on Market	-100%	19%	26%	51%	-54%	0%	0%	0%	-100%
High Price	-100%	-44%	40%	65%	-14%	0%	0%	0%	-100%
Low Price	-100%	-44%	90%	506%	-81%	0%	0%	0%	-100%
**La Plata County Combined statistics includes: Durango, Bayfield, Igancio, All Resorts and Valleco. Please disclose the use of the new areas used in the calculations when making comparisons to past statistics.									
* Residential Sales now reflect only those properties sold in La Plata County. Please disclose the use of new areas used in calculations.									

2017 Fractional Sales Trends

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.

1/8 Share Fractional - Durango Mountain Area												
	2017 Q1	2016 Q1	2015 Q1	2014 Q1	2013 Q1	2012 Q1	2011 Q1	2010 Q1	2009 Q1	2008 Q1		
Average Price	\$ -	\$ 79,975	\$ 127,450	\$ -	\$ 130,133	\$ -	\$ 89,950	\$ -	\$ 194,304	\$ -		
Median Price	\$ -	\$ 76,700	\$ 127,450	\$ -	\$ 99,500	\$ -	\$ 89,950	\$ 346,500	\$ 159,900	\$ -		
Total Volume	\$ -	\$ 319,900	\$ 254,900	\$ -	\$ 390,400	\$ -	\$ 89,950	\$ -	\$ 971,520	\$ -		
Number Sold	0	4	2	0	3	0	1	0	5	0		
Avg. Days on Market	0	93	412	0	658	0	995	0	287	0		
High Price	\$ -	\$ 96,500	\$ 179,900	\$ -	\$ 211,000	\$ -	\$ 89,950	\$ -	\$ 309,900	\$ -		
Low Price	\$ -	\$ 70,000	\$ 75,000	\$ -	\$ 79,900	\$ -	\$ 89,950	\$ -	\$ 143,910	\$ -		
Percent Change from Previous Year												
	2017	2015	2015	2014	2013	2012	2011	2010	2009	2008		
Average Price	-100%	-37%	0%	-100%	0%	-100%	0%	-100%	0%	0%		
Median Price	-100%	-40%	0%	-100%	0%	-100%	-74%	117%	0%	0%		
Total Volume	-100%	26%	0%	-100%	0%	-100%	0%	-100%	0%	0%		
Number Sold	-100%	100%	0%	-100%	0%	-100%	0%	-100%	0%	0%		
Avg. Days on Market	-100%	-77%	0%	-100%	0%	-100%	0%	-100%	0%	0%		
High Price	-100%	-46%	0%	-100%	0%	-100%	0%	-100%	0%	0%		
Low Price	-100%	-7%	0%	-100%	0%	-100%	0%	-100%	0%	0%		
1/4 Share Fractional - Durango Mountain Area												
	2017 Q1	2015 Q1	2015 Q1	2014 Q1	2013 Q1	2012 Q1	2011 Q1	2010 Q1	2009 Q1	2008 Q1		
Average Price	\$ -	\$ -	\$ -	\$ 23,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Median Price	\$ -	\$ -	\$ -	\$ 23,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Total Volume	\$ -	\$ -	\$ -	\$ 23,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Number Sold	0	0	0	1	0	0	0	0	0	0		
Avg. Days on Market	0	0	0	468	0	0	0	0	0	0		
High Price	\$ -	\$ -	\$ -	\$ 23,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Low Price	\$ -	\$ -	\$ -	\$ 23,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Percent Change from Previous Year												
	2017	2015	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006
Average Price	0%	0%	-100%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Median Price	0%	0%	-100%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Total Volume	0%	0%	-100%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Number Sold	0%	0%	-100%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Avg. Days on Market	0%	0%	-100%	0%	0%	0%	0%	0%	0%	0%	0%	0%
High Price	0%	0%	-100%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Low Price	0%	0%	-100%	0%	0%	0%	0%	0%	0%	0%	0%	0%

**La Plata County Combined statistics includes: Durango, Bayfield, Igancio, All Resorts and Valleco. Please disclose the use of the new areas used in the calculations when making comparisons to past statistics.

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