



2011 MLS Data Yearly Statistical Analysis

Provided By The Durango Area Association of REALTORS®

La Plata County residential sales continued to rebound with a total of 718 transaction in 2011, up 14.0%, the highest number of transactions since 2007. The number of sales is up 35% since the bottom of the market in Sept. 2009. Prices were down slightly, -2.6% in 2011 vs. 2010. The sales of Durango In-Town homes was up 28.8% and the median price increased 5.0%, reflecting a tighter inventory of homes available. Durango condo sales showed a significant decline, -15.0 %, in 2011, as the 2010 First Time Homebuyers Credit fueled the condo market. Bayfield rural homes has a stellar increase, with 83 homes sold in 2011, up 62.7% over 2010. Residential land sales were up significantly, +34.8% above 2010. The Durango Mtn. Resort area single family home sales increased +141.1%. The resort condo median price showed a significant decline as consumers purchased less expensive condos in the resort market.

LaPlata County Homes	2008	2009	2010	2011	'10 - '11 Change	% Change
Median	\$326,250	\$299,950	\$310,000	\$301,849	-\$8,151	-02.6%
Units Sold	700	562	630	718	88	14.0%

Durango In-Town Homes	2008	2009	2010	2011	'10 - '11 Change	% Change
Median	\$394,900	\$379,000	\$342,000	\$359,000	\$17,000	05.0%
Units Sold	127	100	111	143	32	28.8%

Durango Rural Homes	2008	2009	2010	2011	'10 - '11 Change	% Change
Median	\$439,000	\$385,000	\$375,500	\$365,000	-\$10,500	-02.8%
Units Sold	181	170	182	203	21	11.5%

Durango Condos	2008	2009	2010	2011	'10 - '11 Change	% Change
Median	\$230,300	\$265,000	\$267,500	\$246,750	-\$20,700	-07.8%
Units Sold	199	93	153	130	-23	-15.0%

Bayfield In-Town Homes	2008	2009	2010	2011	'10 - '11 Change	% Change
Median	\$309,000	\$256,513	\$239,000	\$223,500	-\$15,500	-06.5%
Units Sold	37	45	34	33	-1	-02.9%

Bayfield Rural Homes	2008	2009	2010	2011	'10 - '11 Change	% Change
Median	\$282,225	\$242,500	\$235,000	\$230,000	-\$5,000	-02.1%
Units Sold	68	62	51	83	32	62.7%

Dgo. Mtn. Homes	2008	2009	2010	2011	'10 - '11 Change	% Change
Median	\$575,000	\$779,000	\$566,250	\$625,000	\$58,750	10.4%
Units Sold	6	9	12	29	17	141.07%

Dgo. Mtn. Condos	2008	2009	2010	2011	'10 - '11 Change	% Change
Median	\$285,000	\$245,000	\$269,500	\$204,500	-\$65,000	-24.1%
Units Sold	48	53	56	60	4	07.1%

Land LaPlata Residential	2008	2009	2010	2011	'10 - '11 Change	% Change
Median	\$197,500	\$152,500	\$115,000	\$120,000	\$5,000	04.3%
Units Sold	120	84	92	124	32	34.8%

Commercial/Income	2008	2009	2010	2011	'10 - '11 Change	% Change
Median	\$520,000	\$464,364	\$400,000	\$375,000	-\$25,000	-06.3%
Units Sold	25	11	11	21	10	90.9%

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

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STATISTICS

Quarter: 1st

DATES: 1/1/2011 - 3/31/2011

	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	\$405,055	\$325,000	\$8,101,100	20	191	\$921,700	\$200,000	Below \$100,000
2	Bayfield	\$192,700	\$191,400	\$578,100	3	195	\$214,200	\$172,500	7
3	Ignacio	\$239,900	\$239,900	\$239,900	1	634	\$239,900	\$239,900	
COUNTRY HOMES									
4	La Plata County Combined**	\$318,231	\$310,000	\$16,866,291	53	209	\$752,000	\$58,800	\$100,000 - \$149,999
5	Durango	\$369,174	\$373,500	\$11,444,400	31	192	\$752,000	\$100,000	7
6	Bayfield	\$217,287	\$198,425	\$2,607,451	12	216	\$370,000	\$58,800	
7	Ignacio	\$244,562	\$222,000	\$1,711,940	7	141	\$599,900	\$80,000	
8	Vallecito	\$367,500	\$390,000	\$1,102,500	3	518	\$465,000	\$247,500	\$150,000 - \$239,999
9	Durango Mountain Area	\$470,360	\$540,000	\$2,351,800	5	442	\$750,000	\$170,000	37
CONDO/TOWNHOMES									
10	Durango	\$271,616	\$227,450	\$7,605,271	28	202	\$505,000	\$129,000	
11	Bayfield	\$0	\$0	\$0	0	0	\$0	\$0	\$240,000 - \$499,999
12	Durango Mountain Area	\$327,250	\$250,000	\$4,908,750	15	526	\$675,000	\$57,750	54
FARM/RANCH									
13	La Plata County Combined**	\$0	\$0	\$0	0	0	\$0	\$0	\$500,000 - \$999,999
LAND (In Town)									
14	Durango	\$224,000	\$224,000	\$448,000	2	663	\$250,000	\$198,000	21
15	Bayfield	\$1,200,000	\$1,200,000	\$1,200,000	1	511	\$1,200,000	\$1,200,000	
16	Ignacio	\$0	\$0	\$0	0	0	\$0	\$0	
LAND (La Plata County Combined)**									1,000,000 +
17	Lots under 1 Acre	\$84,450	\$92,500	\$337,800	4	423	\$140,000	\$12,800	0
18	1 to 10 Acres	\$220,000	\$195,000	\$1,100,000	5	150	\$300,000	\$150,000	
19	10 to 34.99 Acres	\$0	\$0	\$0	0	0	\$0	\$0	TOTAL
20	35 Acres or More	\$351,250	\$282,500	\$1,405,000	4	524	\$625,000	\$215,000	126
21	Farm & Ranch	\$145,000	\$145,000	\$145,000	1	86	\$145,000	\$145,000	
22	Multi-Family	\$0	\$0	\$0	0	0	\$0	\$0	
23	Durango Mountain Area Land	\$110,000	\$110,000	\$110,000	1	111	\$110,000	\$110,000	
BUSINESS & INCOME (La Plata County Combined)**									
24	Business Opportunities	\$0	\$0	\$0	0	0	\$0	\$0	
25	Commercial/Income	\$421,875	\$377,250	\$1,687,500	4	376	\$740,000	\$193,000	
26	Commercial Land	\$3,300,000	\$3,300,000	\$3,300,000	1	245	\$3,300,000	\$3,300,000	
27	Commercial Lease	\$1,962	\$1,301	\$15,700	8	241	\$4,181	\$1,040	
28	Mobile/Modular - No Land	\$10,500	\$10,500	\$21,000	2	143	\$12,000	\$9,000	
29	Multi-Family	\$0	\$0	\$0	0	0	\$0	\$0	
FRACTIONAL & TIMESHARES									
30	1/8 Fractional - ALL RESORTS	\$89,950	\$89,950	\$89,950	1	995	\$89,950	\$89,950	
31	1/4 Fractional - ALL RESORTS	\$0	\$0	\$0	0	0	\$0	\$0	

NOTE: 1
Condo/Townhome sold
in San Juan County
CO.

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.

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	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	\$406,792	\$365,528	\$19,932,828	49	192	\$1,000,000	\$185,000	Below \$100,000
2	Bayfield	\$247,550	\$245,000	\$1,237,750	5	84	\$302,750	\$215,000	10
3	Ignacio	\$0	\$0	\$0	0	0	\$0	\$0	
COUNTRY HOMES									
4	La Plata County Combined**	\$378,280	\$269,500	\$31,019,006	82	185	\$3,600,000	\$85,000	\$100,000 - \$149,999
5	Durango	\$470,153	\$325,000	\$21,627,050	46	228	\$3,600,000	\$85,000	13
6	Bayfield	\$270,185	\$243,250	\$8,105,555	30	107	\$650,000	\$95,000	
7	Ignacio	\$180,800	\$197,500	\$542,401	3	236	\$214,901	\$130,000	
8	Vallecito	\$248,000	\$162,000	\$744,000	3	261	\$422,000	\$160,000	\$150,000 - \$239,999
9	Durango Mountain Area	\$656,980	\$650,000	\$3,284,900	5	533	\$960,000	\$99,900	43
CONDO/TOWNHOMES									
10	Durango	\$270,488	\$265,000	\$9,196,600	34	327	\$545,000	\$93,000	
11	Bayfield	\$153,875	\$151,500	\$615,500	4	65	\$170,000	\$142,500	\$240,000 - \$499,999
12	Durango Mountain Area	\$263,069	\$174,900	\$3,419,900	13	596	\$675,000	\$25,000	95
FARM/RANCH									
13	La Plata County Combined**	\$709,000	\$709,000	\$1,418,000	2	547	\$1,000,000	\$418,000	\$500,000 - \$999,999
LAND (In Town)									
14	Durango	\$272,675	\$251,000	\$2,181,400	8	606	\$650,000	\$95,000	27
15	Bayfield	\$41,000	\$41,000	\$82,000	2	426	\$44,000	\$38,000	
16	Ignacio	\$0	\$0	\$0	0	0	\$0	\$0	
LAND (La Plata County Combined)**									1,000,000 +
17	Lots under 1 Acre	\$93,468	\$97,400	\$1,028,150	11	163	\$197,000	\$14,850	3
18	1 to 9.9 Acres	\$133,263	\$120,000	\$1,465,900	11	233	\$295,000	\$10,000	
19	10 to 34.99 Acres	\$205,000	\$205,000	\$410,000	2	143	\$365,000	\$45,000	TOTAL
20	35 Acres or More	\$418,900	\$189,500	\$2,094,500	5	432	\$840,000	\$45,000	191
21	Farm & Ranch	\$750,000	\$750,000	\$750,000	1	287	\$750,000	\$750,000	
22	Multi-Family	\$0	\$0	\$0	0	0	\$0	\$0	
23	Durango Mountain Area Land	\$113,250	\$113,250	\$226,500	2	500	\$150,000	\$76,500	
BUSINESS & INCOME (La Plata County Combined)**									
24	Business Opportunities	\$0	\$0	\$0	0	0	\$0	\$0	NOTE: 1 Condo sold in San Juan County
25	Commercial/Income	\$437,000	\$337,500	\$1,748,000	6	349	\$800,000	\$273,000	
26	Commercial Land	\$208,485	\$208,485	\$416,970	2	422	\$260,000	\$156,970	
27	Commercial Lease	\$1,967	\$2,000	\$9,835	5	236	\$2,700	\$1,135	
28	Mobile/Modular - No Land	\$0	\$0	\$0	0	0	\$0	\$0	
29	Multi-Family	\$399,000	\$399,000	\$399,000	1	70	\$399,000	\$399,000	
FRACTIONAL & TIMESHARES									
30	1/8 Fractional - ALL RESORTS	\$0	\$0	\$0	0	0	\$0	\$0	
31	1/4 Fractional - ALL RESORTS	\$22,000	\$22,000	\$22,000	1	196	\$22,000	\$22,000	

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.

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IN TOWN HOMES									(La Plata County Only) **
1	Durango	\$368,163	\$362,500	\$17,671,850	48	166	\$659,500	\$165,000	Below \$100,000
2	Bayfield	\$221,229	\$244,000	\$2,654,750	12	97	\$290,000	\$110,250	10
3	Ignacio	\$55,000	\$55,000	\$55,000	1	858	\$55,000	\$55,000	
COUNTRY HOMES									
4	La Plata County Combined**	\$418,795	\$344,950	\$37,691,603	90	164	\$2,450,000	\$117,000	\$100,000 - \$149,999
5	Durango	\$464,580	\$380,000	\$30,662,324	66	168	\$2,450,000	\$130,000	11
6	Bayfield	\$252,348	\$246,000	\$4,542,279	18	163	\$730,000	\$117,000	
7	Ignacio	\$315,000	\$315,000	\$315,000	1	150	\$315,000	\$315,000	
8	Vallecito	\$434,400	\$385,000	\$2,172,000	5	110	\$660,000	\$230,000	\$150,000 - \$239,999
9	Durango Mountain Area	\$545,668	\$445,450	\$4,365,348	8	405	\$1,100,000	\$209,500	41
CONDO/TOWNHOMES									
10	Durango	\$240,887	\$227,000	\$7,949,300	33	200	\$395,000	\$77,500	
11	Bayfield	\$168,002	\$175,500	\$504,007	3	49	\$180,000	\$148,507	\$240,000 - \$499,999
12	Durango Mountain Area	\$172,650	\$92,250	\$3,453,000	20	330	\$799,000	\$20,000	117
FARM/RANCH									
13	La Plata County Combined**	\$0	\$0	\$0	0	0	\$0	\$0	\$500,000 - \$999,999
LAND (In Town)									
14	Durango	\$0	\$0	\$0	0	0	\$0	\$0	24
15	Bayfield	\$0	\$0	\$0	0	0	\$0	\$0	
16	Ignacio	\$0	\$0	\$0	0	0	\$0	\$0	
LAND (La Plata County Combined)**									1,000,000 +
17	Lots under 1 Acre	\$145,500	\$131,000	\$582,000	4	172	\$310,000	\$10,000	6
18	1 to 9.9 Acres	\$154,275	\$98,000	\$1,851,300	12	227	\$750,000	\$8,000	
19	10 to 34.99 Acres	\$232,500	\$145,000	\$1,162,500	5	127	\$650,000	\$22,500	TOTAL
20	35 Acres or More	\$239,062	\$100,000	\$1,912,500	8	273	\$800,000	\$45,000	209
21	Farm & Ranch	\$512,500	\$512,500	\$1,025,000	2	408	\$750,000	\$275,000	
22	Multi-Family	\$0	\$0	\$0	0	0	\$0	\$0	
23	Durango Mountain Area Land	\$431,000	\$192,500	\$2,155,000	5	100	\$1,550,000	\$80,000	
BUSINESS & INCOME (La Plata County Combined)**									
24	Business Opportunities	\$246,500	\$246,500	\$493,000	2	138	\$383,000	\$110,000	
25	Commercial/Income	\$326,380	\$360,000	\$1,631,900	5	331	\$524,400	\$90,000	
26	Commercial Land	\$0	\$0	\$0	0	0	\$0	\$0	
27	Commercial Lease	\$303,557	\$360,000	\$2,124,900	10	351	\$524,400	\$90,000	
28	Mobile/Modular - No Land	\$0	\$0	\$0	0	0	\$0	\$0	
29	Multi-Family	\$295,000	\$295,000	\$295,000	1	695	\$295,000	\$295,000	
FRACTIONAL & TIMESHARES									
30	1/8 Fractional - ALL RESORTS	\$0	\$0	\$0	0	0	\$0	\$0	
31	1/4 Fractional - ALL RESORTS	\$0	\$0	\$0	0	0	\$0	\$0	

NOTE: 8 Residential Sales in San Juan County Colorado

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.

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	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	\$357,035	\$317,500	\$8,925,894	25	197	\$925,000	\$200,000	Below \$100,000
2	Bayfield	\$206,230	\$210,000	\$2,680,995	13	175	\$269,300	\$84,000	13
3	Ignacio	\$135,379	\$135,379	\$270,000	2	334	\$205,000	\$65,758	
COUNTRY HOMES									
4	La Plata County Combined**	\$418,781	\$295,000	\$38,946,684	93*	218	\$5,790,000	\$85,000	\$100,000 - \$149,999
5	Durango	\$524,630	\$363,250	\$31,477,849	60	229	\$5,790,000	\$85,000	8
6	Bayfield	\$233,080	\$210,000	\$5,360,850	23	183	\$575,000	\$85,000	
7	Ignacio	\$218,946	\$165,250	\$875,785	4	241	\$451,825	\$93,460	
8	Vallecito	\$205,366	\$196,600	\$1,232,200	6	216	\$265,000	\$150,000	\$150,000 - \$239,999
9	Durango Mountain Area	\$1,421,818	\$995,000	\$15,640,000	11	448	\$4,000,000	\$185,000	50
CONDO/TOWNHOMES									
10	Durango	\$290,027	\$267,500	\$9,860,950	34	404	\$505,000	\$70,500	
11	Bayfield	\$175,500	\$175,500	\$175,500	1	100	\$175,500	\$175,500	\$240,000 - \$499,999
12	Durango Mountain Area	\$280,286	\$220,000	\$3,083,150	11	315	\$785,400	\$90,000	86
FARM/RANCH									
13	La Plata County Combined**	\$0	\$0	\$0	0	0	\$0	\$0	
LAND (In Town)									
14	Durango	\$205,700	\$205,700	\$411,400	2	137	\$244,900	\$166,500	\$500,000 - \$999,999
15	Bayfield	\$42,500	\$42,500	\$42,500	1	306	\$42,500	\$42,500	25
16	Ignacio	\$0	\$0	\$0	0	0	\$0	\$0	
LAND (La Plata County Combined)**									
17	Lots under 1 Acre	\$93,500	\$104,250	\$561,000	6	257	\$162,500	\$15,000	1,000,000 +
18	1 to 9.9 Acres	\$111,166	\$106,000	\$333,500	3	218	\$215,000	\$12,500	8
19	10 to 34.99 Acres	\$0	\$0	\$0	0	0	\$0	\$0	TOTAL
20	35 Acres or More	\$169,500	\$150,000	\$678,000	4	854	\$293,000	\$85,000	190
21	Farm & Ranch	\$0	\$0	\$0	0	0	\$0	\$0	
22	Multi-Family	\$0	\$0	\$0	0	0	\$0	\$0	
23	Durango Mountain Area Land	\$183,388	\$120,000	\$1,650,500	9	819	\$514,000	\$49,900	
BUSINESS & INCOME (La Plata County Combined)**									
24	Business Opportunities	\$23,000	\$23,000	\$46,000	2	388	\$38,000	\$8,000	
25	Commercial/Income	\$756,428	\$500,000	\$5,295,000	7	150	\$2,300,000	\$155,000	
26	Commercial Land	\$340,000	\$340,000	\$680,000	2	72	\$595,000	\$85,000	
27	Commercial Lease	\$2,240	\$2,240	\$3,440	2	33	\$2,240	\$1,200	
28	Mobile/Modular - No Land	\$27,166	\$24,000	\$81,500	3	98	\$41,500	\$16,000	
29	Multi-Family	\$450,000	\$450,000	\$450,000	1	89	\$450,000	\$450,000	
FRACTIONAL & TIMESHARES									
30	1/8 Fractional - ALL RESORTS	\$90,000	\$90,000	\$90,000	1	50	\$90,000	\$90,000	
31	1/4 Fractional - ALL RESORTS	\$0	\$0	\$0	0	0	\$0	\$0	

NOTE: 3 Homes located in San Juan County CO.

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Durango In Town Homes

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997	1996	1995
Average Price	\$ 384,731	\$ 395,029	\$ 416,489	\$ 437,772	\$ 444,968	\$ 474,240	\$ 402,464	\$ 344,017	\$ 307,119	\$ 276,995	\$ 245,533	\$ 241,880	\$ 194,438	\$ 191,110	\$ 177,365	\$ 187,044	\$ 170,540
Median Price	\$ 359,000	\$ 342,000	\$ 379,000	\$ 394,900	\$ 389,000	\$ 422,982	\$ 357,000	\$ 300,000	\$ 275,503	\$ 252,000	\$ 230,000	\$ 199,250	\$ 170,438	\$ 163,500	\$ 150,000	\$ 160,000	\$ 145,500
Total Volume	\$ 55,016,672	\$ 43,848,313	\$ 41,648,924	\$ 55,597,052	\$ 72,529,813	\$ 72,558,624	\$ 88,139,665	\$ 73,963,613	\$ 48,524,853	\$ 57,892,056	\$38,794,224	\$36,973,687	\$33,364,884	n/a	n/a	n/a	n/a
Number Sold	143	111	100	127	163	153	219	215	158	209	158	155	170	153	149	124	111
Avg. Days on Market	184	211	186	134	148	156	133	131	110	113	111	121	145	144	152	142	108
High Price	\$ 1,000,000	\$ 1,150,000	\$ 1,260,000	\$ 955,000	\$ 1,055,000	\$ 1,319,796	\$ 1,775,000	\$ 988,900	\$ 1,133,000	\$ 825,000	\$ 595,000	\$ 795,000	\$ 565,000	\$ 540,000	\$ 460,000	n/a	n/a
Low Price	\$ 165,000	\$ 100,000	\$ 150,000	\$ 223,000	\$ 220,000	\$ 218,000	\$ 81,000	\$ 93,000	\$ 96,500	\$ 79,000	\$ 111,500	\$ 94,000	\$ 11,500	\$ 90,000	\$ 70,000	n/a	n/a

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997	1996	1995
Average Price	-3%	-5%	-5%	-2%	-6%	18%	17%	12%	11%	13%	2%	24%	2%	8%	-5%	10%	n/a
Median Price	5%	-10%	-4%	2%	-8%	18%	19%	9%	9%	10%	15%	17%	4%	9%	-6%	10%	n/a
Total Volume	25%	25%	5%	-25%	-23%	0%	-18%	19%	52%	-16%	49%	5%	11%	n/a	n/a	n/a	n/a
Number Sold	29%	11%	-21%	-22%	7%	-30%	2%	36%	-24%	32%	2%	-9%	11%	3%	20%	12%	n/a
Avg. Days on Market	-13%	13%	39%	-9%	-5%	17%	2%	19%	-3%	2%	-8%	-17%	1%	-5%	7%	31%	n/a
High Price	-13%	-9%	32%	-9%	-20%	-26%	79%	-13%	37%	39%	-25%	41%	5%	17%	n/a	n/a	n/a
Low Price	65%	-33%	-33%	1%	1%	169%	-13%	-4%	22%	-29%	19%	717%	-87%	29%	n/a	n/a	n/a

Bayfield In Town Homes

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997	1996	1995
Average Price	\$ 216,715	\$ 240,580	\$ 254,141	\$ 308,089	\$ 289,224	\$ 286,589	\$ 254,611	\$ 196,727	\$ 171,759	\$ 138,475	\$ 143,148	\$ 123,937	\$ 113,836	\$ 117,785	\$ 101,667	\$ 117,720	\$ 104,581
Median Price	\$ 223,500	\$ 239,000	\$ 256,513	\$ 309,000	\$ 285,000	\$ 290,487	\$ 268,650	\$ 187,000	\$ 160,500	\$ 140,117	\$ 148,000	\$ 117,719	\$ 112,113	\$ 115,500	\$ 98,000	\$ 111,250	\$ 115,740
Total Volume	\$ 7,151,595	\$ 8,179,744	\$ 11,436,377	\$ 11,399,305	\$ 14,171,957	\$ 16,335,575	\$ 12,730,556	\$ 5,508,350	\$ 7,557,400	\$ 3,600,355	\$ 5,296,490	\$ 2,319,250	\$ 2,815,050	n/a	n/a	n/a	n/a
Number Sold	33	34	45	37	49	57	50	28	44	26	37	19	25	34	27	20	22
Avg. Days on Market	134	150	178	136	154	142	103	93	100	88	152	169	122	160	300	119	140
High Price	\$ 302,750	\$ 367,000	\$ 328,100	\$ 465,000	\$ 473,000	\$ 485,000	\$ 363,000	\$ 355,000	\$ 270,000	\$ 207,900	\$ 205,000	\$ 175,000	\$ 198,500	\$ 190,000	\$ 160,000	n/a	n/a
Low Price	\$ 84,000	\$ 162,500	\$ 127,000	\$ 210,000	\$ 185,000	\$ 160,000	\$ 107,000	\$ 78,500	\$ 88,000	\$ 70,000	\$ 60,000	\$ 77,000	\$ 39,500	\$ 57,750	\$ 47,500	n/a	n/a

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997	1996	1995
Average Price	-10%	-5%	-18%	7%	1%	13%	29%	15%	24%	-3%	16%	9%	-3%	16%	-14%	13%	n/a
Median Price	-6%	-7%	-17%	8%	-2%	8%	44%	17%	15%	-5%	26%	5%	-3%	18%	-12%	-4%	n/a
Total Volume	-13%	-28%	0%	-20%	-13%	28%	131%	-27%	110%	-32%	128%	-18%	n/a	n/a	n/a	n/a	n/a
Number Sold	-3%	-24%	22%	-24%	-14%	14%	79%	-36%	69%	-30%	95%	-24%	-26%	26%	35%	-9%	n/a
Avg. Days on Market	-11%	-16%	31%	-12%	8%	38%	11%	-7%	14%	-42%	-10%	39%	-24%	-47%	152%	-15%	n/a
High Price	-18%	12%	-29%	-2%	-2%	34%	2%	31%	30%	1%	17%	-12%	4%	19%	n/a	n/a	n/a
Low Price	-48%	28%	-40%	14%	16%	50%	36%	-11%	26%	17%	-22%	95%	-32%	22%	n/a	n/a	n/a

Ignacio In Town Homes

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997	1996	1995
Average Price	\$ 141,414	\$ 171,666	\$ 141,333	\$ 197,333	\$ 116,750	\$ 158,158	\$ 123,450	\$ 117,333	\$ 102,063	\$ 97,200	\$ 107,363	\$ 81,449	\$ 108,834	\$ 77,667	\$ 113,000	\$ 58,000	\$ 66,333
Median Price	\$ 135,379	\$ 193,000	\$ 150,000	\$ 210,000	\$ 116,750	\$ 158,105	\$ 125,500	\$ 110,000	\$ 106,500	\$ 110,000	\$ 97,275	\$ 81,032	\$ 109,000	\$ 76,250	\$ 113,000	\$ 58,000	\$ 70,000
Total Volume	\$ 565,658	\$ 515,000	\$ 424,000	\$ 592,000	\$ 233,500	\$ 632,630	\$ 987,600	\$ 704,000	\$ 816,500	\$ 486,000	\$ 429,450	\$ 631,255	\$ 375,000	n/a	n/a	n/a	n/a
Number Sold	4	3	3	3	2	4	8	6	8	5	4	8	4	6	2	2	3
Avg. Days on Market	540	303	110	85	135	150	151	144	95	111	132	176	208	437	175	75	51
High Price	\$ 239,900	\$ 245,000	\$ 209,000	\$ 215,000	\$ 123,500	\$ 213,000	\$ 195,000	\$ 216,500	\$ 128,500	\$ 146,000	\$ 165,000	\$ 107,000	\$ 139	\$ 109,000	\$ 146,000	n/a	n/a
Low Price	\$ 55,000	\$ 77,000	\$ 65,000	\$ 167,000	\$ 110,000	\$ 103,000	\$ 50,000	\$ 40,000	\$ 60,000	\$ 49,000	\$ 69,900	\$ 54,000	\$ 68,000	\$ 57,750	\$ 80,000	n/a	n/a

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997	1996	1995
Average Price	-18%	21%	-28%	69%	-26%	28%	5%	15%	5%	-9%	32%	-25%	40%	-31%	95%	-13%	n/a
Median Price	-30%	29%	-29%	80%	-26%	26%	14%	3%	-3%	13%	20%	-26%	43%	-33%	95%	-17%	n/a
Total Volume	10%	21%	-28%	154%	-63%	-36%	40%	-14%	68%	13%	-32%	68%	n/a	n/a	n/a	n/a	n/a
Number Sold	33%	0%	0%	50%	-50%	-50%	33%	-25%	60%	25%	-50%	100%	-33%	200%	0%	-33%	n/a
Avg. Days on Market	78%	175%	29%	-37%	-10%	-1%	5%	52%	-14%	-16%	-25%	-15%	-52%	150%	133%	47%	n/a
High Price	-2%	17%	-3%	74%	-42%	9%	-10%	68%	-12%	-12%	54%	76878%	-100%	-25%	n/a	n/a	n/a
Low Price	-29%	18%	-61%	52%	7%	106%	25%	-33%	22%	-30%	29%	-21%	18%	-28%	n/a	n/a	n/a

Condo/Townhomes - Durango

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997	1996	1995
Average Price	\$ 268,690	\$ 296,623	\$ 295,797	\$ 274,631	\$ 280,194	\$ 311,109	\$ 280,184	\$ 250,122	\$ 171,504	\$ 158,765	\$ 140,283	\$ 136,559	\$ 121,665	\$ 116,629	\$ 104,897	\$ 104,066	\$ 115,135
Median Price	\$ 246,750	\$ 267,500	\$ 265,000	\$ 230,330	\$ 245,269	\$ 294,163	\$ 220,776	\$ 241,000	\$ 150,000	\$ 149,000	\$ 129,000	\$ 126,563	\$ 110,844	\$ 110,000	\$ 96,000	\$ 94,250	\$ 112,900
Total Volume	\$ 34,929,820	\$ 45,383,431	\$ 27,503,557	\$ 54,651,642	\$ 50,995,297	\$ 51,021,809	\$ 75,369,764	\$ 56,227,450	\$ 25,554,041	\$ 19,686,830	\$19,218,721	\$15,979,185	\$13,712,650	n/a	n/a	n/a	n/a
Number Sold	130	153	93	199	182	164	267	225	149	124	137	120	113	77	77	74	67
Avg. Days on Market	286	260	233	177	183	211	270	200	169	169	133	135	158	167	260	173	116
High Price	\$ 545,000	\$ 1,250,000	\$ 1,050,000	\$ 1,100,000	\$ 1,000,000	\$ 767,500	\$ 805,910	\$ 564,500	\$ 559,000	\$ 520,000	\$ 430,000	\$ 295,000	\$ 296,000	\$ 249,900	\$ 222,800	n/a	n/a
Low Price	\$ 70,500	\$ 94,000	\$ 115,000	\$ 90,000	\$ 104,500	\$ 105,000	\$ 47,500	\$ 66,000	\$ 33,000	\$ 39,000	\$ 13,500	\$ 50,500	\$ 36,500	\$ 54,500	\$ 54,000	n/a	n/a

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997	1996	1995
Average Price	-9%	0%	8%	-2%	-10%	11%	12%	46%	8%	13%	3%	12%	4%	11%	1%	-10%	n/a
Median Price	-8%	1%	15%	-6%	-17%	33%	-8%	61%	1%	16%	2%	14%	1%	15%	2%	-17%	n/a
Total Volume	-23%	65%	-50%	7%	0%	-32%	34%	120%	30%	2%	20%	17%	n/a	n/a	n/a	n/a	n/a
Number Sold	-15%	65%	-53%	9%	11%	-39%	19%	51%	20%	-9%	14%	6%	47%	0%	4%	10%	n/a
Avg. Days on Market	10%	12%	32%	-3%	-13%	-22%	35%	18%	0%	27%	-1%	-15%	-16%	-28%	50%	49%	n/a
High Price	-56%	19%	-5%	10%	30%	-5%	43%	1%	8%	21%	46%	0%	18%	12%	n/a	n/a	n/a
Low Price	-25%	-18%	28%	-14%	0%	121%	-28%	100%	-15%	189%	-73%	38%	-33%	1%	n/a	n/a	n/a

Condo/Townhomes - Bayfield

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997	1996	1995
Average Price	\$ 161,875	\$ 185,250	\$ 208,000	\$ 239,025	\$ 217,613	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Median Price	\$ 161,500	\$ 202,000	\$ 208,000	\$ 236,812	\$ 214,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Volume	\$ 1,295,007	\$ 926,250	\$ 208,000	\$ 956,100	\$ 2,393,743	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Number Sold	8	5	1	4	11	0	0	0	0	0	0	0	0	0	0	0	0
Avg. Days on Market	63	266	48	156	457	0	0	0	0	0	0	0	0	0	0	0	0
High Price	\$ 180,000	\$ 219,500	\$ 208,000	\$ 255,975	\$ 242,895	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Low Price	\$ 142,500	\$ 140,000	\$ 208,000	\$ 226,500	\$ 190,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997	1996	1995
Average Price	-13%	-11%	-13%	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	n/a
Median Price	-20%	-3%	-12%	11%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	n/a
Total Volume	40%	345%	-78%	-60%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	n/a	n/a	n/a	n/a	n/a
Number Sold	60%	400%	-75%	-64%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	n/a
Avg. Days on Market	-76%	454%	-69%	-66%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	n/a
High Price	-18%	6%	-19%	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	n/a	n/a	n/a
Low Price	2%	-33%	-8%	19%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	n/a	n/a	n/a

Condo/Townhomes - Durango Mountain Area

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997	1996	1995
Average Price	\$ 262,580	\$ 353,259	\$ 359,365	\$ 433,732	\$ 375,767	\$ 334,333	\$ 220,776	\$ 160,838	\$ 142,336	\$ 191,552	\$ 115,473	\$ 118,616	\$ 98,899	\$ 81,786	\$ 76,063	\$ 84,374	\$ 72,507
Median Price	\$ 204,500	\$ 269,500	\$ 245,000	\$ 285,000	\$ 195,900	\$ 237,875	\$ 165,000	\$ 133,750	\$ 85,000	\$ 117,000	\$ 92,000	\$ 99,875	\$ 77,750	\$ 56,500	\$ 55,000	\$ 75,000	\$ 60,000
Total Volume	\$ 15,754,800	\$ 19,782,517	\$ 19,046,397	\$ 20,819,180	\$ 24,049,107	\$ 29,421,316	\$ 38,194,321	\$ 12,867,045	\$ 19,073,048	\$ 15,515,750	\$ 8,660,450	\$ 8,717,700	\$ 6,934,880	n/a	n/a	n/a	n/a
Number Sold	60	56	53	48	64	88	173	80	134	81	75	76	74	48	42	49	29
Avg. Days on Market	435	435	269	230	235	199	172	192	312	256	220	362	291	396	295	245	25
High Price	\$ 890,000	\$ 1,150,000	\$ 1,300,000	\$ 1,500,000	\$ 1,800,000	\$ 1,603,193	\$ 1,070,000	\$ 779,720	\$ 794,000	\$ 1,900,000	\$ 405,000	\$ 425,000	\$ 292,500	\$ 225,000	\$ 280,000	n/a	n/a
Low Price	\$ 20,000	\$ 32,750	\$ 60,000	\$ 50,000	\$ 45,000	\$ 45,000	\$ 14,000	\$ 16,500	\$ 16,000	\$ 12,500	\$ 11,250	\$ 20,000	\$ 22,000	\$ 21,000	\$ 3,500	n/a	n/a

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997	1996	1995
Average Price	-26%	-2%	-17%	15%	12%	51%	37%	13%	-26%	66%	-3%	20%	21%	8%	-10%	16%	n/a
Median Price	-24%	10%	-14%	45%	-18%	44%	23%	57%	-27%	27%	-8%	28%	38%	3%	-27%	25%	n/a
Total Volume	-20%	4%	-9%	-13%	-18%	-23%	197%	-33%	23%	79%	-1%	26%	n/a	n/a	n/a	n/a	n/a
Number Sold	7%	6%	10%	-25%	-27%	-49%	116%	-40%	65%	8%	-1%	3%	54%	14%	-14%	69%	n/a
Avg. Days on Market	0%	62%	17%	-2%	18%	16%	-10%	-38%	22%	16%	-39%	24%	-27%	34%	20%	880%	n/a
High Price	-23%	-12%	-13%	-17%	12%	50%	37%	-2%	-58%	369%	-5%	45%	30%	-20%	n/a	n/a	n/a
Low Price	-39%	-45%	20%	11%	0%	221%	-15%	3%	28%	11%	-44%	-9%	5%	500%	n/a	n/a	n/a

	Farm/Ranch (La Plata County Combined)					
	2011	2010	2009	2008	2007	2006
Average Price	\$ 709,000	\$ 395,029	\$ 416,489	\$ 437,772	\$ 277,010	\$ 286,157
Median Price	\$ 709,000	\$ 342,000	\$ 379,000	\$ 394,900	\$ 164,020	\$ 1,837,500
Total Volume	\$ 1,418,000	\$ 43,848,313	\$ 41,648,924	\$ 55,597,052	\$ 1,108,041	\$ 22,892,500
Number Sold	2	111	100	127	4	8
Avg. Days on Market	547	211	186	134	89	230
High Price	\$ 1,000,000	\$ 1,150,000	\$ 1,260,000	\$ 950,000	\$ 745,000	\$ 12,000,000
Low Price	\$ 418,000	\$ 250,000	\$ 510,000	\$ 448,000	\$ 35,000	\$ 492,500
	Percent Change from Previous Year					
	2011	2010	2009	2008	2007	2006
Average Price	79%	-5%	-5%	58%	-3%	
Median Price	107%	-10%	-4%	141%	-91%	
Total Volume	-97%	5%	-25%	4918%	-95%	
Number Sold	-98%	11%	-21%	3075%	-50%	
Avg. Days on Market	159%	13%	39%	51%	-61%	
High Price	-13%	-9%	33%	28%	-94%	
Low Price	67%	-51%	14%	1180%	-93%	

	Land (In Town) Durango					
	2011	2010	2009	2008	2007	2006
Average Price	\$ 206,533	\$ 196,000	\$ 254,141	\$ 308,089	\$ 630,500	\$ 213,585
Median Price	\$ 152,250	\$ 167,000	\$ 150,000	\$ 337,500	\$ 230,000	\$ 228,125
Total Volume	\$ 3,717,600	\$ 2,940,000	\$ 1,140,000	\$ 2,154,930	\$ 6,305,000	\$ 5,766,800
Number Sold	18	15	5	6	10	27
Avg. Days on Market	403	738	614	136	321	227
High Price	\$ 650,000	\$ 400,000	\$ 600,000	\$ 540,000	\$ 4,100,000	\$ 389,000
Low Price	\$ 95,000	\$ 65,000	\$ 95,000	\$ 227,430	\$ 160,000	\$ 147,000
	Percent Change from Previous Year					
	2011	2010	2009	2008	2007	2006
Average Price	5%	-23%	-18%	-51%	195%	
Median Price	-9%	11%	-56%	47%	1%	
Total Volume	26%	158%	-47%	-66%	9%	
Number Sold	20%	200%	-17%	-40%	-63%	
Avg. Days on Market	-45%	20%	351%	-58%	41%	
High Price	63%	-33%	11%	-87%	954%	
Low Price	46%	-32%	-58%	42%	9%	

Land (In Town) Bayfield						
	2011	2010	2009	2008	2007	2006
Average Price	\$ 331,125	\$ 55,100	\$ 156,633	\$ 60,497	\$ 58,988	\$ 66,661
Median Price	\$ 43,250	\$ 44,000	\$ 70,000	\$ 57,850	\$ 49,900	\$ 65,738
Total Volume	\$ 1,324,500	\$ 551,000	\$ 469,900	\$ 549,600	\$ 1,238,750	\$ 3,066,400
Number Sold	4	10	3	9	21	46
Avg. Days on Market	417	211	521	366	545	298
High Price	\$ 1,200,000	\$ 101,000	\$ 350,000	\$ 69,900	\$ 190,000	\$ 127,500
Low Price	\$ 38,000	\$ 40,000	\$ 499,900	\$ 52,500	\$ 49,900	\$ 49,900
Percent Change from Previous Year						
	2011	2010	2009	2008	2007	2006
Average Price	501%	-65%	159%	3%	-12%	
Median Price	-2%	-37%	21%	16%	-24%	
Total Volume	140%	17%	-15%	-56%	-60%	
Number Sold	-60%	233%	-67%	-57%	-54%	
Avg. Days on Market	98%	-60%	42%	-33%	83%	
High Price	1088%	-71%	401%	-63%	49%	
Low Price	-5%	-92%	852%	5%	0%	

Land (In Town) Ignacio						
	2011	2010	2009	2008	2007	2006
Average Price	\$ -	\$ -	\$ -	\$ 50,000	\$ 63,365	\$ 173,630
Median Price	\$ -	\$ -	\$ -	\$ 50,000	\$ 63,365	\$ 173,630
Total Volume	\$ -	\$ -	\$ -	\$ 50,000	\$ 126,730	\$ 173,630
Number Sold	0	0	0	1	2	1
Avg. Days on Market	0	0	0	52	304	46
High Price	\$ -	\$ -	\$ -	\$ 50,000	\$ 71,730	\$ 173,630
Low Price	\$ -	\$ -	\$ -	\$ 50,000	\$ 55,000	\$ 173,630
Percent Change from Previous Year						
	2011	2010	2009	2008	2007	2006
Average Price	#DIV/0!	#DIV/0!	-100%	-21%	-64%	
Median Price	#DIV/0!	#DIV/0!	-100%	-21%	-64%	
Total Volume	#DIV/0!	#DIV/0!	-100%	-61%	-27%	
Number Sold	#DIV/0!	#DIV/0!	-100%	-50%	100%	
Avg. Days on Market	#DIV/0!	#DIV/0!	-100%	-83%	561%	
High Price	#DIV/0!	#DIV/0!	-100%	-30%	-59%	
Low Price	#DIV/0!	#DIV/0!	-100%	-9%	-68%	

	Land - Lots Under 1 Acre					
	2011	2010	2009	2008	2007	2006
Average Price	\$ 99,638	\$ 105,938	\$ 490,892	\$ 525,066	\$ 126,631	\$ 123,788
Median Price	\$ 100,000	\$ 89,900	\$ 385,000	\$ 439,500	\$ 97,500	\$ 119,000
Total Volume	\$ 2,490,950	\$ 1,377,200	\$ 1,344,700	\$ 2,051,060	\$ 3,672,300	\$ 5,075,300
Number Sold	25	13	170	181	29	41
Avg. Days on Market	238	205	226	198	184	228
High Price	\$ 310,000	\$ 338,000	\$ 400,000	\$ 399,494	\$ 315,000	\$ 325,000
Low Price	\$ 10,000	\$ 21,000	\$ 23,000	\$ 23,000	\$ 4,000	\$ 36,000
	Percent Change from Previous Year					
	2011	2010	2009	2008	2007	2006
Average Price	-6%	-78%	-7%	315%	2%	
Median Price	11%	-77%	-12%	351%	-18%	
Total Volume	81%	2%	-34%	-44%	-28%	
Number Sold	92%	-92%	-6%	524%	-29%	
Avg. Days on Market	16%	-9%	14%	8%	-19%	
High Price	-8%	-16%	0%	27%	-3%	
Low Price	-52%	-9%	0%	475%	-89%	

	Land - Lots 1-9.9 Acres					
	2011	2010	2009	2008	2007	2006
Average Price	\$ 153,248	\$ 141,321	\$ 179,743	\$ 337,966	\$ 179,723	\$ 179,354
Median Price	\$ 120,000	\$ 115,000	\$ 139,000	\$ 282,225	\$ 158,000	\$ 147,125
Total Volume	\$ 4,750,700	\$ 3,815,668	\$ 5,212,550	\$ 7,022,112	\$ 14,377,850	\$ 17,935,349
Number Sold	31	27	29	68	80	100
Avg. Days on Market	215	279	373	130	216	190
High Price	\$ 750,000	\$ 395,000	\$ 586,000	\$ 519,000	\$ 927,500	\$ 700,000
Low Price	\$ 8,000	\$ 18,100	\$ 26,500	\$ 35,000	\$ 42,500	\$ 35,000
	Percent Change from Previous Year					
	2011	2010	2009	2008	2007	2006
Average Price	8%	-21%	-47%	88%	0%	
Median Price	4%	-17%	-51%	79%	7%	
Total Volume	25%	-27%	-26%	-51%	-20%	
Number Sold	15%	-7%	-57%	-15%	-20%	
Avg. Days on Market	-23%	-25%	187%	-40%	14%	
High Price	90%	-33%	13%	-44%	33%	
Low Price	-56%	-32%	-24%	-18%	21%	

	Land - 10 to 34.99 Acres					
	2011	2010	2009	2008	2007	2006
Average Price	\$ 224,642	\$ 40,000	\$ 312,437	\$ 188,038	\$ 377,762	\$ 267,939
Median Price	\$ 145,000	\$ 40,000	\$ 268,500	\$ 121,450	\$ 196,625	\$ 259,125
Total Volume	\$ 1,572,500	\$ 120,000	\$ 2,499,500	\$ 2,345,900	\$ 6,421,950	\$ 3,743,500
Number Sold	7	3	8	12	17	14
Avg. Days on Market	132	60	323	300	422	233
High Price	\$ 650,000	\$ 59,000	\$ 700,000	\$ 550,000	\$ 2,895,000	\$ 915,000
Low Price	\$ 22,500	\$ 21,000	\$ 23,000	\$ 23,000	\$ 14,000	\$ 25,000
	Percent Change from Previous Year					
	2011	2010	2009	2008	2007	2006
Average Price	462%	-87%	66%	-50%	41%	
Median Price	263%	-85%	121%	-38%	-24%	
Total Volume	1210%	-95%	7%	-63%	72%	
Number Sold	133%	-63%	-33%	-29%	21%	
Avg. Days on Market	120%	-81%	8%	-29%	81%	
High Price	1002%	-92%	27%	-81%	216%	
Low Price	7%	-9%	0%	64%	-44%	

	Land - 35 Acres or More					
	2011	2010	2009	2008	2007	2006
Average Price	\$ 287,045	\$ 268,326	\$ 282,083	\$ 518,000	\$ 393,063	\$ 330,366
Median Price	\$ 207,500	\$ 250,000	\$ 240,000	\$ 320,000	\$ 285,000	\$ 205,523
Total Volume	\$ 6,315,000	\$ 4,561,546	\$ 5,923,750	\$ 8,551,500	\$ 14,150,257	\$ 18,830,870
Number Sold	22	17	21	17	36	57
Avg. Days on Market	448	422	324	341	342	350
High Price	\$ 840,000	\$ 605,000	\$ 565,000	\$ 2,400,000	\$ 1,850,000	\$ 1,600,000
Low Price	\$ 45,000	\$ 52,500	\$ 75,000	\$ 65,000	\$ 154,574	\$ 59,000
	Percent Change from Previous Year					
	2011	2010	2009	2008	2007	2006
Average Price	7%	-5%	-46%	32%	19%	
Median Price	-17%	4%	-25%	12%	39%	
Total Volume	38%	-23%	-31%	-40%	-25%	
Number Sold	29%	-19%	24%	-53%	-37%	
Avg. Days on Market	6%	30%	-5%	0%	-2%	
High Price	39%	7%	-76%	30%	16%	
Low Price	-14%	-30%	15%	-58%	162%	

	Land - Farm and Ranch					
	2011	2010	2009	2008	2007	2006
Average Price	\$ 480,000	\$ 1,262,895	\$ 287,500	\$ 222,461	\$ 856,813	\$ 641,250
Median Price	\$ 512,500	\$ 237,790	\$ 287,500	\$ 135,000	\$ 375,000	\$ 304,688
Total Volume	\$ 1,920,000	\$ 5,051,580	\$ 575,000	\$ 2,253,537	\$ 13,709,000	\$ 11,542,500
Number Sold	4	4	2	9	16	18
Avg. Days on Market	297	189	595	221	226	281
High Price	\$ 750,000	\$ 4,500,000	\$ 455,000	\$ 754,537	\$ 3,000,000	\$ 4,750,000
Low Price	\$ 145,000	\$ 76,000	\$ 120,000	\$ 84,000	\$ 112,000	\$ 63,500
	Percent Change from Previous Year					
	2011	2010	2009	2008	2007	2006
Average Price	-62%	339%	29%	-74%	34%	
Median Price	116%	-17%	113%	-64%	23%	
Total Volume	-62%	779%	-74%	-84%	19%	
Number Sold	0%	100%	-78%	-44%	-11%	
Avg. Days on Market	57%	-68%	169%	-2%	-20%	
High Price	-83%	889%	-40%	-75%	-37%	
Low Price	91%	-37%	43%	-25%	76%	

	Land - Multi-Family					
	2011	2010	295797	274631	2007	2006
Average Price	\$ -	\$ -	\$ 265,000	\$ 230,330	\$ -	\$ 2,000,000
Median Price	\$ -	\$ -	\$ 27,503,557	\$ 54,651,642	\$ -	\$ 2,000,000
Total Volume	\$ -	\$ -	\$ -	\$ 199	\$ -	\$ 2,000,000
Number Sold	0	0	233	177	0	1
Avg. Days on Market	0	0	0	1100000	0	263
High Price	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000
Low Price	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000
	Percent Change from Previous Year					
	2011	2010	2009	2008	2007	2006
Average Price	#DIV/0!	-100%	15%	#DIV/0!	-100%	
Median Price	#DIV/0!	-100%	-50%	#DIV/0!	-100%	
Total Volume	#DIV/0!	#DIV/0!	-100%	#DIV/0!	-100%	
Number Sold	#DIV/0!	-100%	32%	#DIV/0!	-100%	
Avg. Days on Market	#DIV/0!	#DIV/0!	-100%	#DIV/0!	-100%	
High Price	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-100%	
Low Price	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-100%	

	Land - Durango Mountain Area					
	2011	2010	2009	2008	2007	2006
Average Price	\$ 243,647	\$ 128,592	\$ 266,950	\$ 312,070	\$ 412,494	\$ 464,234
Median Price	\$ 125,000	\$ 92,750	\$ 266,950	\$ 381,000	\$ 345,000	\$ 344,325
Total Volume	\$ 4,142,000	\$ 900,150	\$ 533,900	\$ 7,818,700	\$ 11,962,327	\$ 22,283,200
Number Sold	17	7	2	21	29	48
Avg. Days on Market	528	142	1369	395	539	306
High Price	\$ 1,550,000	\$ 260,000	\$ 339,000	\$ 795,000	\$ 895,127	\$ 5,000,000
Low Price	\$ 49,900	\$ 60,000	\$ 194,900	\$ 120,000	\$ 150,000	\$ 100,000
	Percent Change from Previous Year					
	2011	2010	2009	2008	2007	2006
Average Price	89%	-52%	-14%	-24%	-11%	
Median Price	35%	-65%	-30%	10%	0%	
Total Volume	360%	69%	-93%	-35%	-46%	
Number Sold	143%	250%	-90%	-28%	-40%	
Avg. Days on Market	272%	-90%	247%	-27%	76%	
High Price	496%	-23%	-57%	-11%	-82%	
Low Price	-17%	-69%	62%	-20%	50%	

Business & Income (La Plata County Combined) - Business Opportunities														
	2011	2010	2009	2008	2007	2006								
Average Price	\$ 134,750	\$ 395,029	\$ 416,489	\$ 437,772	\$ 277,010	\$ 835,425								
Median Price	\$ 74,000	\$ 342,000	\$ 379,000	\$ 394,900	\$ 164,020	\$ 426,588								
Total Volume	\$ 539,000	\$43,848,313	\$41,648,924	\$55,597,052	\$ 1,108,041	\$20,050,197								
Number Sold	4	111	100	127	4	24								
Avg. Days on Market	263	211	186	134	89	248								
High Price	\$ 383,000	\$ 1,150,000	\$ 1,260,000	\$ 272,500	\$ 745,000	\$ 3,950,000								
Low Price	\$ 8,000	\$ 28,000	\$ 200,000	\$ 49,900	\$ 35,000	\$ 33,000								
Percent Change from Previous Year														
	2011	2010	2009	2008	2007	2006								
Average Price	-66%	-5%	-5%	58%	-67%	#DIV/0!								
Median Price	-78%	-10%	-4%	141%	-62%	#DIV/0!								
Total Volume	-99%	5%	-25%	4918%	-94%	#DIV/0!								
Number Sold	-96%	11%	-21%	3075%	-83%	#DIV/0!								
Avg. Days on Market	25%	13%	39%	51%	-64%	#DIV/0!								
High Price	-67%	-9%	362%	-63%	-81%	#DIV/0!								
Low Price	-71%	-86%	301%	43%	6%	#DIV/0!								

Business & Income (La Plata County Combined) - Commercial/Income															
	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997
Average Price	\$ 545,828	\$ 587,222	\$ 254,141	\$ 308,089	\$ 871,802	\$ 696,755	\$ 639,497	\$ 626,363	\$ 707,117	\$ 702,408	\$ 395,830	\$ 484,635	\$ 651,428	\$ 505,325	\$ 723,930
Median Price	\$ 375,000	\$ 400,000	\$ 464,364	\$ 520,000	\$ 596,000	\$ 533,750	\$ 337,500	\$ 350,000	\$ 417,500	\$ 410,000	\$ 245,000	\$ 401,875	\$ 595,813	\$ 360,000	\$ 295,000
Total Volume	\$11,462,400	\$ 6,459,445	\$ 8,595,075	\$17,426,207	\$27,894,657	\$29,263,714	\$ 31,974,873	\$ 27,559,968	\$ 16,970,800	\$ 23,179,465	\$14,645,696	\$11,220,000	\$12,719,976	n/a	n/a
Number Sold	21	11	11	24	32	42	50	44	24	33	37	23	22	20	23
Avg. Days on Market	286	452	233	136	159	332	240	250	234	308	382	264	180	267	172
High Price	\$ 2,300,000	\$ 1,250,000	\$ 1,562,500	\$ 2,650,000	\$ 4,875,000	\$ 2,412,500	\$ 2,200,000	\$ 4,450,000	\$ 4,800,000	\$ 3,250,000	\$1,492,696	\$2,830,000	\$3,900,000	\$3,500,000	\$3,900,000
Low Price	\$ 90,000	\$ 240,000	\$ 320,000	\$ 107,000	\$ 189,500	\$ 137,500	\$ 112,000	\$ 121,000	\$ 127,500	\$ 116,600	\$ 58,000	\$ 45,000	\$ 75,000	\$ 74,000	\$ 60,000
Percent Change from Previous Year															
	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997
Average Price	-7%	131%	-18%	-65%	25%	9%	2%	-11%	1%	77%	-18%	-26%	29%	-30%	
Median Price	-6%	-14%	-11%	-13%	12%	58%	-4%	-16%	2%	67%	-39%	-33%	66%	22%	
Total Volume	77%	-25%	-51%	-38%	-5%	-8%	16%	62%	-27%	58%	31%	-12%	n/a	n/a	
Number Sold	91%	0%	-54%	-25%	-24%	-16%	14%	83%	-27%	-11%	61%	5%	10%	-13%	
Avg. Days on Market	-37%	94%	71%	-14%	-52%	38%	-4%	7%	-24%	-19%	45%	47%	-33%	55%	
High Price	84%	-20%	-41%	-46%	102%	10%	-51%	-7%	48%	118%	-47%	-27%	11%	-10%	
Low Price	-63%	-25%	199%	-44%	38%	23%	-7%	-5%	9%	101%	29%	-40%	1%	23%	

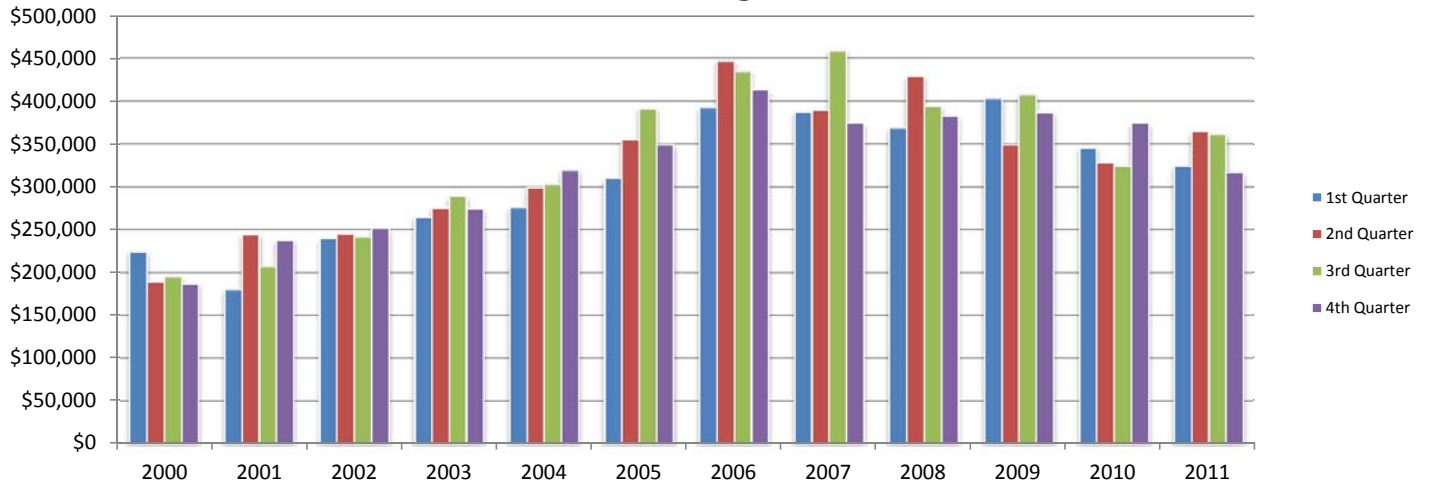
Business & Income (La Plata County Combined) - Commercial Land													
	2011	2010	2009	2008	2007	2006							
Average Price	\$ 879,394	\$ 304,500	\$ 272,600	\$ 1,337,111	\$ 1,063,521	\$ 385,094							
Median Price	\$ 260,000	\$ 304,500	\$ 272,600	\$ 1,050,000	\$ 1,000,000	\$ 291,084							
Total Volume	\$ 4,396,970	\$ 609,000	\$ 545,200	\$ 5,888,000	\$ 8,508,170	\$ 3,080,750							
Number Sold	5	2	2	5	8	8							
Avg. Days on Market	246	1061	39	308	281	553							
High Price	\$ 3,300,000	\$ 350,000	\$ 320,000	\$ 2,613,000	\$ 2,345,170	\$ 600,000							
Low Price	\$ 85,000	\$ 259,000	\$ 225,200	\$ 315,000	\$ 293,000	\$ 87,500							
Percent Change from Previous Year													
	2011	2010	2009	2008	2007	2006							
Average Price	189%	12%	-80%	26%	176%	#DIV/0!							
Median Price	-15%	12%	-74%	5%	244%	#DIV/0!							
Total Volume	622%	12%	-91%	-31%	176%	#DIV/0!							
Number Sold	150%	0%	-60%	-38%	0%	#DIV/0!							
Avg. Days on Market	-77%	2621%	-87%	9%	-49%	#DIV/0!							
High Price	843%	9%	-88%	11%	291%	#DIV/0!							
Low Price	-67%	15%	-29%	8%	235%	#DIV/0!							

Business & Income (La Plata County Combined) - Commercial Lease (reported monthly as of 2009)													
	2011	2010	2009	2008	2007	2006							
Average Price	\$ 3,210	\$ 1,966	\$ 3,874	\$ 2,668,944	\$ 18,872	\$ 4,500							
Median Price	\$ 3,210	\$ 1,500	\$ 3,179	\$ 64,000	\$ 5,356	\$ 4,500							
Total Volume	\$ 35,169	\$ 57,030	\$ 38,746	\$16,162,256	\$ 94,361	\$ 4,500							
Number Sold	20	29	11	8	5	1							
Avg. Days on Market	243	280	650	185	191	380							
High Price	\$ 4,181	\$ 6,740	\$ 9,278	\$15,847,000	\$ 57,600	\$ 4,500							
Low Price	\$ 2,240	\$ 325	\$ 650	\$ 900	\$ 2,200	\$ 4,500							
Percent Change from Previous Year													
	2011	2010	2009	2008	2007	2006							
Average Price	63%	-49%	-100%	14042%	319%	#DIV/0!							
Median Price	114%	-53%	-95%	1095%	19%	#DIV/0!							
Total Volume	-38%	47%	-100%	17028%	1997%	#DIV/0!							
Number Sold	-31%	164%	38%	60%	400%	#DIV/0!							
Avg. Days on Market	-13%	-57%	251%	-3%	-50%	#DIV/0!							
High Price	-38%	-27%	-100%	27412%	1180%	#DIV/0!							
Low Price	589%	-50%	-28%	-59%	-51%	#DIV/0!							

Business & Income (La Plata County Combined) - Mobile/Modular - No Land															
	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997
Average Price	\$ 20,500	\$ 33,260	\$ 490,892	\$ 525,066	\$ 39,167	\$ 41,490	\$ 29,255	\$ 27,375	\$ 24,841	\$ 29,168	\$ 28,091	\$ 29,995	\$ 18,056	\$ 19,145	\$ 19,418
Median Price	\$ 16,000	\$ 29,900	\$ 385,000	\$ 439,500	\$ 70,500	\$ 42,868	\$ 28,000	\$ 26,250	\$ 25,750	\$ 26,000	\$ 21,000	\$ 19,188	\$ 19,375	\$ 16,250	\$ 21,250
Total Volume	\$ 102,500	\$ 166,300	\$83,451,720	\$95,037,062	\$ 117,500	\$ 124,470	\$ 263,300	\$ 109,500	\$ 397,450	\$ 583,354	\$ 309,000	\$ 552,206	\$ 220,300	n/a	n/a
Number Sold	5	5	170	181	3	3	9	4	16	20	11	17	12	16	14
Avg. Days on Market	116	222	226	198	84	117	156	233	91	130	237	154	119	142	126
High Price	\$ 41,500	\$ 57,000	\$ 28,000	\$ 35,000	\$ 49,000	\$ 47,000	\$ 49,500	\$ 45,000	\$ 37,750	\$ 47,500	\$ 80,000	\$ 169,900	\$ 38,000	\$ 52,000	\$ 35,900
Low Price	\$ 9,000	\$ 17,000	\$ 5,000	\$ 17,000	\$ 28,000	\$ 32,570	\$ 4,800	\$ 12,000	\$ 6,000	\$ 4,000	\$ 12,000	\$ 9,500	\$ 5,000	\$ 3,526	\$ 6,000
Percent Change from Previous Year															
	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997
Average Price	-38%	-93%	-7%	1241%	-6%	42%	7%	10%	-15%	4%	-6%	66%	-6%	-1%	
Median Price	-46%	-92%	-12%	523%	64%	53%	7%	2%	-1%	24%	9%	-1%	19%	-24%	
Total Volume	-38%	-100%	-12%	80783%	-6%	-53%	140%	-72%	-32%	89%	-44%	151%	n/a	n/a	
Number Sold	0%	-97%	-6%	5933%	0%	-67%	125%	-75%	-20%	82%	-35%	42%	-25%	14%	
Avg. Days on Market	-48%	-2%	14%	136%	-28%	-25%	-33%	156%	-30%	-45%	54%	29%	-16%	13%	
High Price	-27%	104%	-20%	-29%	4%	-5%	10%	19%	-21%	-41%	-53%	347%	-27%	45%	
Low Price	-47%	240%	-71%	-39%	-14%	579%	-60%	100%	50%	-67%	26%	90%	42%	-41%	

Business & Income (La Plata County Combined) - Multi-Family															
	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997
Average Price	\$ 381,333	\$ 687,500	\$ 413,000	\$ 337,966	\$ 467,800	\$ 402,667	\$ 417,898	\$ 495,746	\$ 409,800	\$ 296,864	\$ 264,050	\$ 238,617	\$ 382,611	\$ 222,165	\$ 252,833
Median Price	\$ 399,000	\$ 687,500	\$ 413,000	\$ 282,225	\$ 371,750	\$ 416,834	\$ 403,250	\$ 367,200	\$ 355,000	\$ 246,000	\$ 262,450	\$ 203,583	\$ 382,611	\$ 182,000	\$ 201,000
Total Volume	\$ 1,144,000	\$ 1,375,000	\$ 413,000	\$22,981,700	\$ 2,806,800	\$ 2,416,000	\$ 3,343,190	\$ 6,444,701	\$ 2,049,000	\$ 3,265,500	\$2,112,400	\$2,392,000	\$3,065,000	n/a	n/a
Number Sold	3	2	1	68	6	6	8	13	5	11	8	10	10	10	12
Avg. Days on Market	284	143	203	130	117	85	182	175	71	242	204	117	241	226	142
High Price	\$ 450,000	\$ 775,000	\$ 413,000	\$ 825,000	\$ 1,022,900	\$ 515,000	\$ 495,000	\$ 1,800,000	\$ 595,000	\$ 625,000	\$ 375,000	\$ 650,000	\$1,000,000	\$ 510,000	\$ 640,000
Low Price	\$ 295,000	\$ 600,000	\$ 413,000	\$ 189,000	\$ 255,000	\$ 285,000	\$ 350,000	\$ 235,001	\$ 325,000	\$ 95,500	\$ 150,000	\$ 114,000	\$ 158,000	\$ 150,000	\$ 87,500
Percent Change from Previous Year															
	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997
Average Price	-45%	66%	22%	-28%	16%	-4%	-16%	21%	38%	12%	11%	-38%	72%	-12%	
Median Price	-42%	66%	46%	-24%	-11%	3%	10%	3%	44%	-6%	29%	-47%	110%	-9%	
Total Volume	-17%	233%	-98%	719%	16%	-28%	-48%	215%	-37%	55%	-12%	-22%	n/a	n/a	
Number Sold	50%	100%	-99%	1033%	0%	-25%	-38%	160%	-55%	38%	-20%	0%	0%	-17%	
Avg. Days on Market	99%	-30%	56%	11%	38%	-53%	4%	146%	-71%	19%	74%	-51%	7%	59%	
High Price	-42%	88%	-50%	-19%	99%	4%	-73%	203%	-5%	67%	-42%	-35%	96%	-20%	
Low Price	-51%	45%	119%	-26%	-11%	-19%	49%	-28%	240%	-36%	32%	-28%	5%	71%	

TREND - Median In-Town Durango Home Prices



MEDIAN IN-TOWN DURANGO HOME PRICES

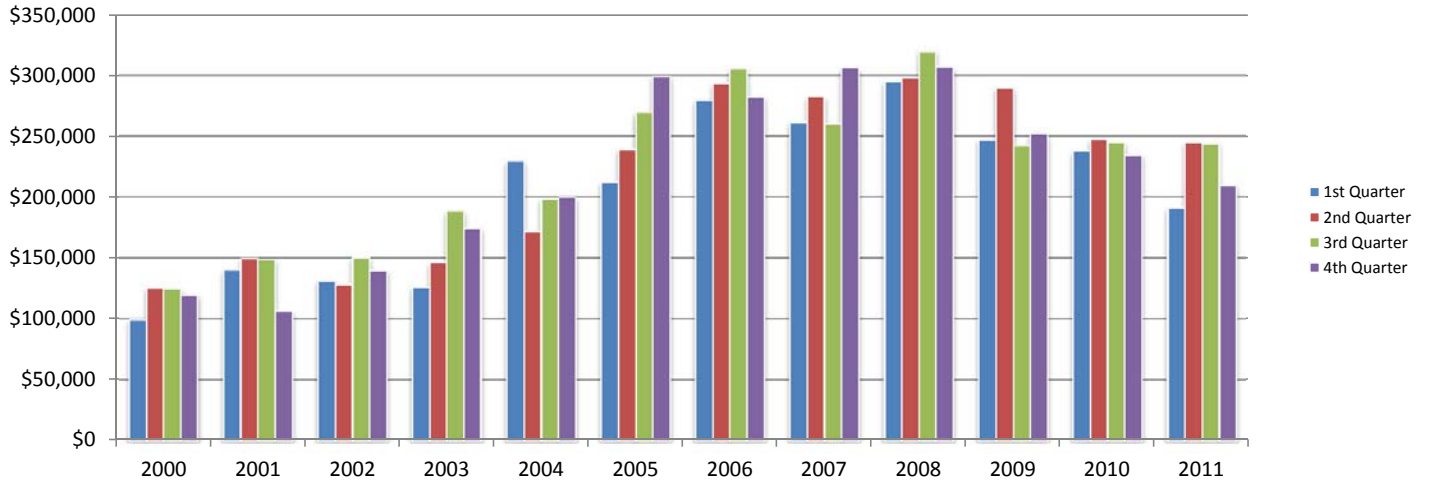
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
1st Quarter	\$225,000	\$181,000	\$241,000	\$265,360	\$276,474	\$311,000	\$394,000	\$388,250	\$370,000	\$404,000	\$346,500	\$325,000
2nd Quarter	\$189,000	\$245,000	\$245,900	\$276,000	\$299,999	\$355,752	\$448,000	\$390,000	\$430,000	\$350,000	\$328,450	\$365,528
3rd Quarter	\$195,500	\$208,000	\$241,900	\$290,000	\$303,545	\$392,000	\$436,050	\$460,000	\$394,900	\$409,000	\$325,000	\$362,500
4th Quarter	\$187,500	\$238,750	\$252,000	\$274,500	\$319,900	\$350,000	\$413,875	\$374,950	\$382,900	\$387,450	\$374,650	\$317,500

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	2011
1st Quarter	No Data	-19.56%	33.15%	10.11%	4.19%	12.49%	26.69%	-1.46%	-4.70%	9.19%	-14.23%	-6.20%
2nd Quarter	No Data	29.63%	0.37%	12.24%	8.70%	18.58%	25.93%	-12.95%	10.26%	-18.60%	-6.16%	11.29%
3rd Quarter	No Data	6.39%	16.30%	19.88%	4.67%	29.14%	11.24%	5.49%	-14.15%	3.57%	-20.54%	11.54%
4th Quarter	No Data	27.33%	5.55%	8.93%	16.54%	9.41%	18.25%	-9.41%	2.12%	1.19%	-3.30%	-15.25%

TREND - Median In-Town Bayfield Home Prices



MEDIAN IN-TOWN BAYFIELD HOME PRICES

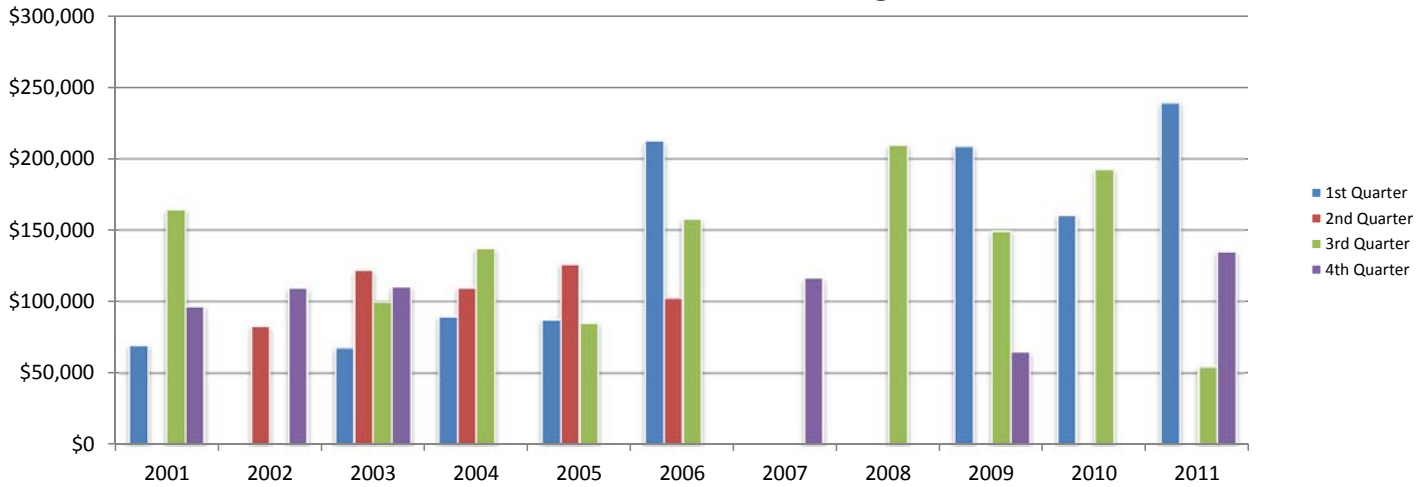
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
1st Quarter	\$100,000	\$140,500	\$131,625	\$126,500	\$230,000	\$212,750	\$280,000	\$261,950	\$295,000	\$247,500	\$238,000	\$191,400
2nd Quarter	\$125,875	\$150,000	\$128,750	\$146,500	\$172,000	\$239,395	\$293,450	\$283,000	\$298,018	\$290,000	\$247,805	\$245,000
3rd Quarter	\$125,000	\$148,950	\$150,500	\$189,000	\$199,000	\$269,900	\$306,000	\$260,700	\$320,000	\$242,573	\$245,000	\$244,000
4th Quarter	\$120,000	\$106,750	\$140,117	\$175,000	\$200,000	\$299,500	\$282,495	\$306,500	\$307,000	\$252,772	\$235,000	\$210,000

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	2011
1st Quarter	No Data	40.50%	-6.32%	-3.89%	81.82%	-7.50%	31.61%	-6.45%	12.62%	-16.10%	-3.84%	-19.58%
2nd Quarter	No Data	19.17%	-14.17%	13.79%	17.41%	39.18%	22.58%	-3.56%	5.31%	-2.69%	-14.55%	-1.13%
3rd Quarter	No Data	19.16%	1.04%	25.58%	5.29%	35.63%	13.38%	-14.80%	22.75%	-24.20%	1.00%	-0.41%
4th Quarter	No Data	-11.04%	31.26%	24.90%	14.29%	49.75%	-5.68%	8.50%	0.16%	-17.66%	-7.03%	-10.64%

TREND - Median In-Town Ignacio Home Prices



MEDIAN IN-TOWN IGNACIO HOME PRICES

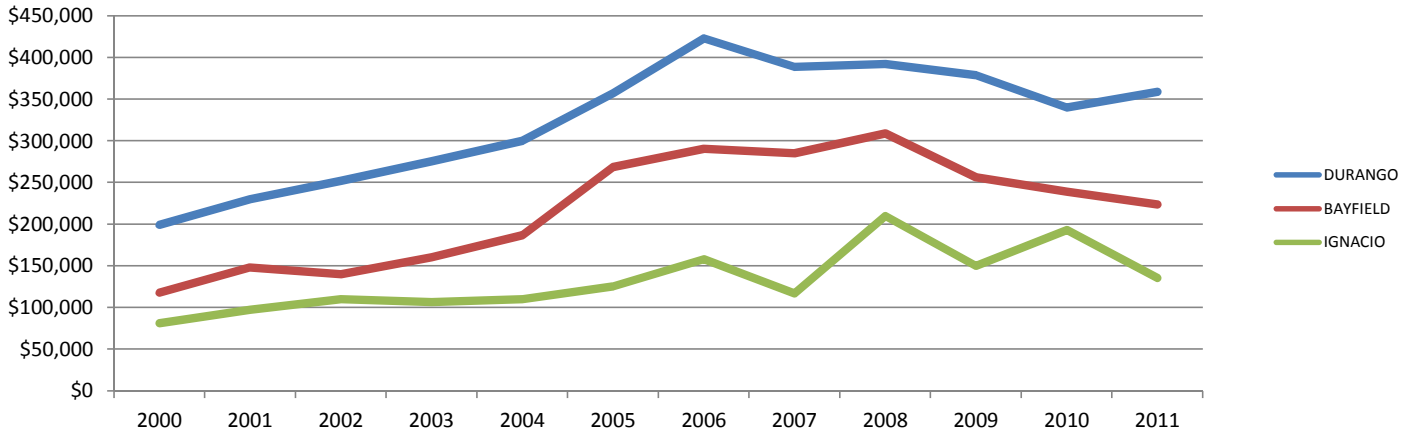
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
1st Quarter	\$85,000	\$69,900	\$0	\$68,000	\$90,000	\$87,600	\$213,000	\$0	\$0	\$209,000	\$161,000	\$239,900
2nd Quarter	\$63,250	\$0	\$83,000	\$122,500	\$110,000	\$126,500	\$103,000	\$0	\$0	\$0	\$0	\$0
3rd Quarter	\$107,000	\$165,000	\$0	\$100,000	\$137,500	\$85,000	\$158,315	\$0	\$210,000	\$150,000	\$193,000	\$55,000
4th Quarter	\$68,877	\$97,275	\$110,000	\$110,750	\$0	\$0	\$0	\$116,750	\$0	\$65,000	\$0	\$135,379

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	2011
1st Quarter	No Data	-17.76%	-100.00%		32.35%	-2.67%	143.15%	-100.00%		#DIV/0!	-22.97%	49.01%
2nd Quarter	No Data	-100.00%		47.59%	-10.20%	15.00%	-18.58%	-100.00%		#DIV/0!	#DIV/0!	#DIV/0!
3rd Quarter	No Data	54.21%	-100.00%		37.50%	-38.18%	86.25%	-100.00%	#DIV/0!	-28.57%	28.67%	-71.50%
4th Quarter	No Data	41.23%	13.08%	0.68%	-100.00%					#DIV/0!	-100.00%	#DIV/0!

Overall In-Town Home Sale Prices



	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
DURANGO	\$199,250	\$230,000	\$252,000	\$275,503	\$300,000	\$357,000	\$422,982	\$389,000	\$392,450	\$379,000	\$340,000	\$359,000
BAYFIELD	\$117,719	\$148,000	\$140,117	\$160,500	\$187,000	\$268,650	\$290,487	\$285,000	\$309,000	\$256,513	\$239,000	\$223,500
IGNACIO	\$81,032	\$97,275	\$110,000	\$106,500	\$110,000	\$125,500	\$158,105	\$116,750	\$210,000	\$150,000	\$193,000	\$135,379

% INCREASE/DECREASE FROM PREVIOUS YEAR

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
DURANGO	No Data	15.43%	9.57%	9.33%	8.89%	19.00%	18.48%	-8.03%	0.89%	-3.43%	-10.29%	5.59%
BAYFIELD	No Data	25.72%	-5.33%	14.55%	16.51%	43.66%	8.13%	-1.89%	8.42%	-16.99%	-6.83%	-6.49%
IGNACIO	No Data	20.05%	13.08%	-3.18%	3.29%	14.09%	25.98%	-26.16%	79.87%	-28.57%	28.67%	-29.86%

MEDIAN IN-TOWN DURANGO HOME PRICES

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
1st Quarter	\$225,000	\$181,000	\$241,000	\$265,360	\$276,474	\$311,000	\$394,000	\$388,250	\$370,000	\$404,000	\$346,500	\$325,000
2nd Quarter	\$189,000	\$245,000	\$245,900	\$276,000	\$299,999	\$355,752	\$448,000	\$390,000	\$430,000	\$350,000	\$328,450	\$365,528
3rd Quarter	\$195,500	\$208,000	\$241,900	\$290,000	\$303,545	\$392,000	\$436,050	\$460,000	\$394,900	\$409,000	\$325,000	\$362,500
4th Quarter	\$187,500	\$238,750	\$252,000	\$274,500	\$319,900	\$350,000	\$413,875	\$374,950	\$382,900	\$387,450	\$374,650	\$317,500
Annual Median	\$199,250	\$230,000	\$252,000	\$275,503	\$300,000	\$357,000	\$422,982	\$389,000	\$392,450	\$379,000	\$340,000	\$359,000

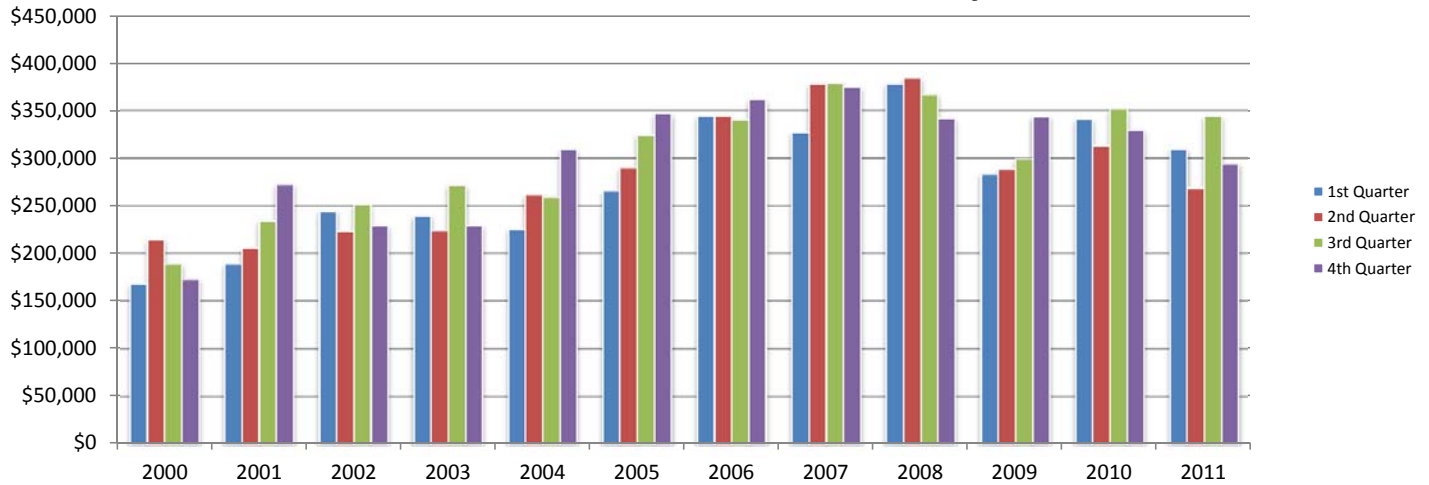
MEDIAN IN-TOWN BAYFIELD HOME PRICES

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
1st Quarter	\$100,000	\$140,500	\$131,625	\$126,500	\$230,000	\$212,750	\$280,000	\$261,950	\$295,000	\$247,500	\$238,000	\$191,400
2nd Quarter	\$125,875	\$150,000	\$128,750	\$146,500	\$172,000	\$239,395	\$293,450	\$283,000	\$298,018	\$290,000	\$247,805	\$245,000
3rd Quarter	\$125,000	\$148,950	\$150,500	\$189,000	\$199,000	\$269,900	\$306,000	\$260,700	\$320,000	\$242,573	\$245,000	\$244,000
4th Quarter	\$120,000	\$106,750	\$140,117	\$175,000	\$200,000	\$299,500	\$282,495	\$306,500	\$307,000	\$252,772	\$235,000	\$210,000
Annual Median	\$117,719	\$148,000	\$140,117	\$160,500	\$187,000	\$268,650	\$290,487	\$285,000	\$309,000	\$256,513	\$239,000	\$223,500

MEDIAN IN-TOWN IGNACIO HOME PRICES

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
1st Quarter	\$85,000	\$69,900	\$0	\$68,000	\$90,000	\$87,600	\$213,000	\$0	\$0	\$209,000	\$161,000	\$239,900
2nd Quarter	\$63,250	\$0	\$83,000	\$122,500	\$110,000	\$126,500	\$103,000	\$0	\$0	\$0	\$0	\$0
3rd Quarter	\$107,000	\$165,000	\$0	\$100,000	\$137,500	\$85,000	\$158,315	\$0	\$210,000	\$150,000	\$193,000	\$55,000
4th Quarter	\$68,877	\$97,275	\$110,000	\$110,750	\$0	\$0	\$0	\$116,750	\$0	\$65,000	\$0	\$135,379
Annual Median	\$81,032	\$97,275	\$110,000	\$106,500	\$110,000	\$125,500	\$158,105	\$116,750	\$210,000	\$150,000	\$193,000	\$135,379

TREND - Median La Plata Country Home Prices



MEDIAN LA PLATA COUNTY HOME PRICES

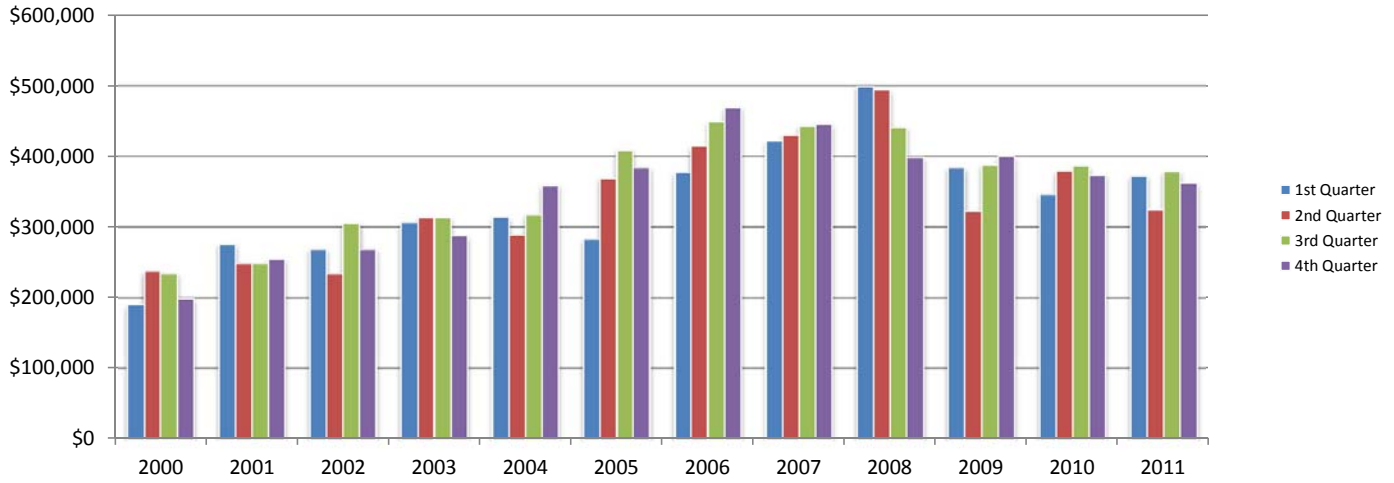
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
1st Quarter	\$168,500	\$189,500	\$245,000	\$240,000	\$225,950	\$266,450	\$345,000	\$328,000	\$379,000	\$284,300	\$342,000	\$310,000
2nd Quarter	\$215,000	\$206,000	\$223,450	\$224,500	\$262,750	\$291,000	\$345,250	\$379,000	\$385,000	\$289,000	\$313,652	\$269,500
3rd Quarter	\$189,900	\$235,000	\$252,500	\$272,500	\$260,000	\$325,000	\$341,500	\$379,450	\$367,800	\$300,000	\$352,500	\$344,950
4th Quarter	\$174,000	\$273,221	\$230,000	\$230,000	\$310,000	\$347,500	\$363,000	\$375,000	\$342,250	\$344,500	\$330,000	\$295,000

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	2011
1st Quarter	No Data	12.46%	29.29%	-2.04%	-5.85%	17.92%	29.48%	-4.93%	15.55%	-24.99%	20.30%	-9.36%
2nd Quarter	No Data	-4.19%	8.47%	0.47%	17.04%	10.75%	18.64%	9.78%	1.58%	-24.94%	8.53%	-14.08%
3rd Quarter	No Data	23.75%	7.45%	7.92%	-4.59%	25.00%	5.08%	11.11%	-3.07%	-18.43%	17.50%	-2.14%
4th Quarter	No Data	57.02%	-15.82%	0.00%	34.78%	12.10%	4.46%	3.31%	-8.73%	0.66%	-4.21%	-10.61%

TREND - Median Durango Country Home Prices



MEDIAN DURANGO COUNTRY HOME PRICES

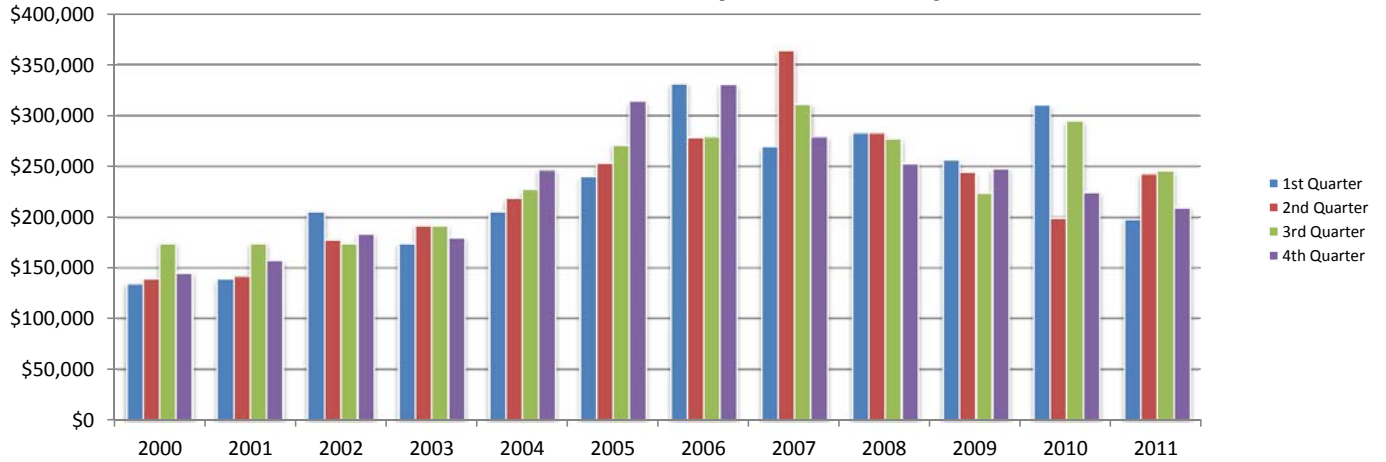
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
1st Quarter	\$190,500	\$277,000	\$269,900	\$307,450	\$315,000	\$284,000	\$378,500	\$423,000	\$500,000	\$385,000	\$347,500	\$373,500
2nd Quarter	\$238,500	\$250,000	\$235,000	\$314,000	\$290,000	\$369,900	\$415,000	\$431,500	\$495,000	\$323,500	\$380,500	\$325,000
3rd Quarter	\$235,000	\$249,500	\$307,000	\$314,000	\$318,750	\$410,000	\$449,900	\$444,500	\$442,000	\$389,000	\$387,375	\$380,000
4th Quarter	\$199,900	\$255,000	\$269,450	\$288,175	\$360,000	\$385,500	\$470,000	\$447,000	\$399,750	\$400,486	\$374,405	\$363,250

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	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%	7.48%
2nd Quarter	No Data	4.82%	-6.00%	33.62%	-7.64%	27.55%	12.19%	3.98%	14.72%	-34.65%	17.62%	-14.59%
3rd Quarter	No Data	6.17%	23.05%	2.28%	1.51%	28.63%	9.73%	-1.20%	-0.56%	-11.99%	-0.42%	-1.90%
4th Quarter	No Data	27.56%	5.67%	6.95%	24.92%	7.08%	21.92%	-4.89%	-10.57%	0.18%	-6.51%	-2.98%

TREND - Median Bayfield Country Home Prices



MEDIAN BAYFIELD COUNTRY HOME PRICES

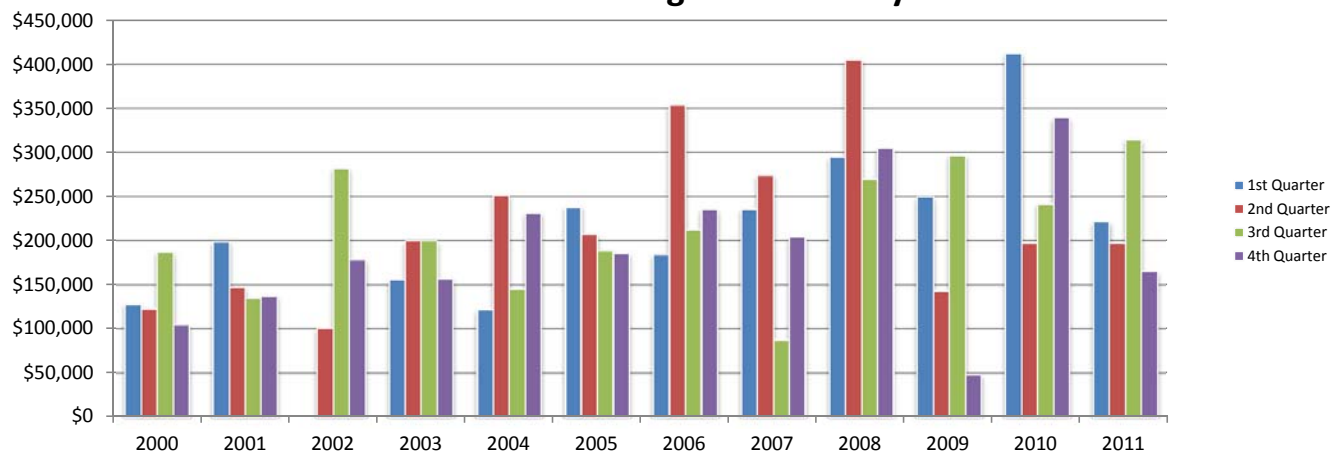
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
1st Quarter	\$135,000	\$139,450	\$206,000	\$175,000	\$205,800	\$240,000	\$332,159	\$269,850	\$284,000	\$257,000	\$311,000	\$198,425
2nd Quarter	\$139,900	\$143,000	\$178,500	\$192,500	\$219,000	\$254,000	\$279,000	\$365,000	\$284,000	\$245,000	\$200,000	\$243,250
3rd Quarter	\$175,000	\$175,000	\$175,000	\$192,500	\$228,000	\$272,000	\$280,000	\$312,000	\$278,000	\$224,000	\$295,000	\$246,000
4th Quarter	\$146,100	\$158,000	\$183,500	\$180,000	\$247,500	\$315,000	\$331,500	\$280,000	\$253,725	\$248,200	\$225,000	\$210,000

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	2011
1st Quarter	No Data	3.30%	47.72%	-15.05%	17.60%	16.62%	38.40%	-18.76%	5.24%	-9.51%	21.01%	-36.20%
2nd Quarter	No Data	2.22%	24.83%	7.84%	13.77%	15.98%	9.84%	30.82%	-22.19%	-13.73%	-18.37%	21.63%
3rd Quarter	No Data	0.00%	0.00%	10.00%	18.44%	19.30%	2.94%	11.43%	-10.90%	-19.42%	31.70%	-16.61%
4th Quarter	No Data	8.15%	16.14%	-1.91%	37.50%	27.27%	5.24%	-15.54%	-9.38%	-2.18%	-9.35%	-6.67%

TREND - Median Ignacio Country Home Prices



MEDIAN COUNTRY IGNACIO HOME PRICES

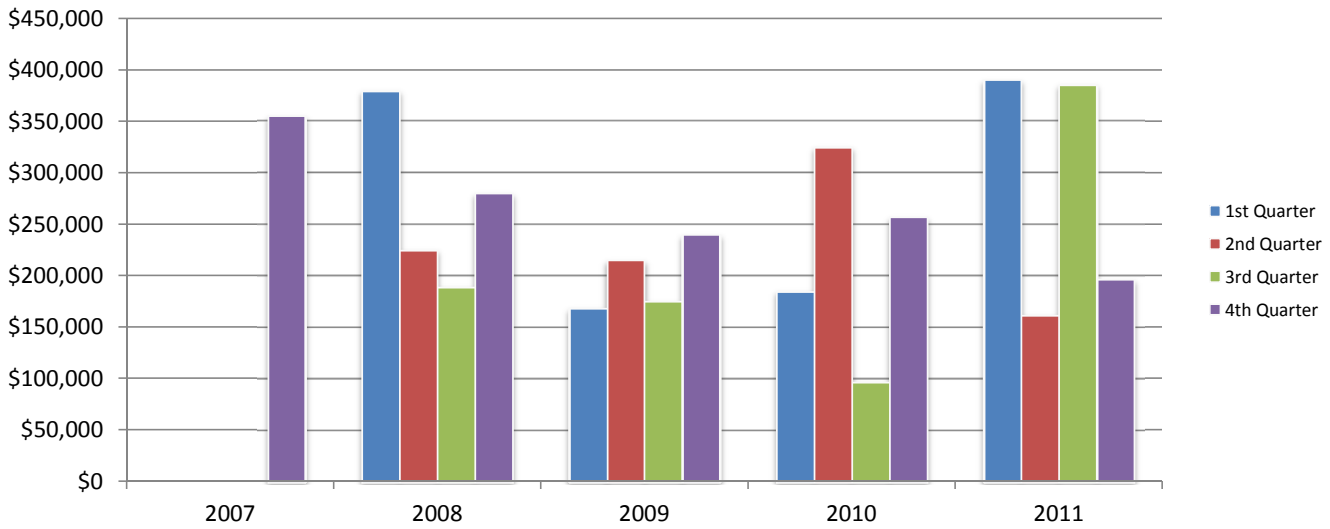
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
1st Quarter	\$128,750	\$199,500	\$0	\$156,000	\$122,000	\$239,000	\$185,000	\$236,500	\$295,000	\$250,000	\$412,750	\$222,000
2nd Quarter	\$123,640	\$147,500	\$101,000	\$200,000	\$252,450	\$208,000	\$355,000	\$274,975	\$405,500	\$144,000	\$198,000	\$197,500
3rd Quarter	\$187,500	\$135,000	\$282,500	\$200,000	\$145,000	\$189,150	\$212,750	\$88,000	\$270,000	\$297,000	\$242,000	\$315,000
4th Quarter	\$105,000	\$137,500	\$178,750	\$156,500	\$232,000	\$186,000	\$236,000	\$204,325	\$305,000	\$48,500	\$340,000	\$165,250

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	2011
1st Quarter	No Data	54.95%	-100.00%	#DIV/0!	-21.79%	95.90%	-22.59%	27.84%	24.74%	-15.25%	65.10%	-46.21%
2nd Quarter	No Data	19.30%	-31.53%	98.02%	26.23%	-17.61%	70.67%	-22.54%	47.47%	-64.49%	37.50%	-0.25%
3rd Quarter	No Data	-28.00%	109.26%	-29.20%	-27.50%	30.45%	12.48%	-58.64%	206.82%	10.00%	-18.52%	30.17%
4th Quarter	No Data	30.95%	30.00%	30.95%	48.24%	-19.83%	26.88%	-13.42%	49.27%	-84.10%	601.03%	-51.40%

TREND - Median Vallecito Prices



MEDIAN VALLECITO HOME PRICES

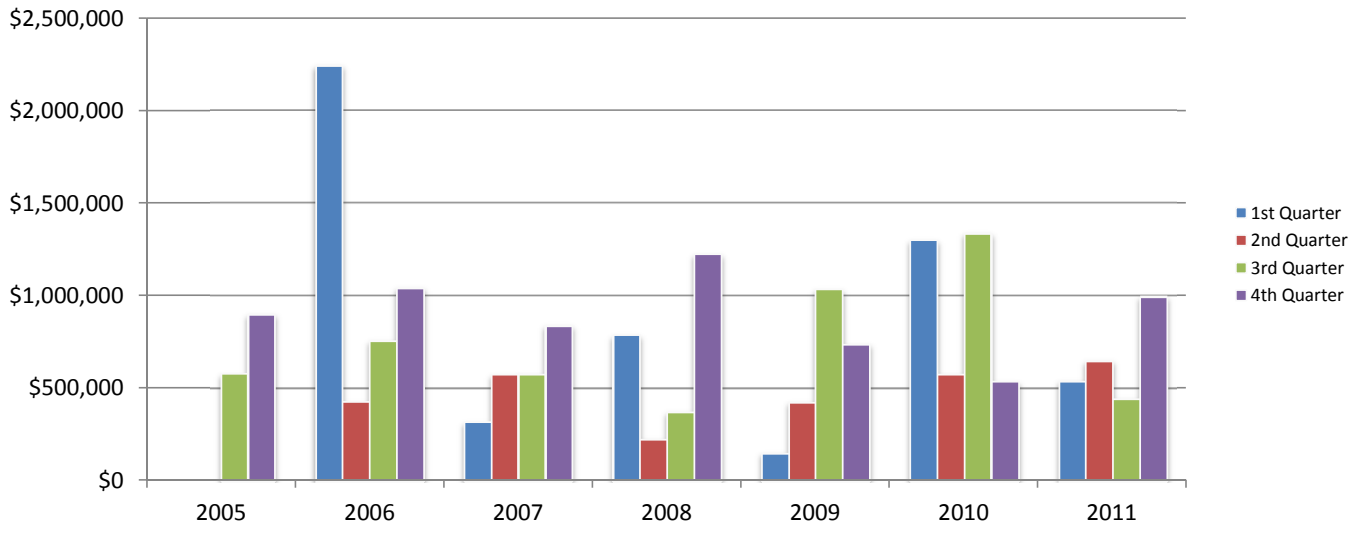
	2007	2008	2009	2010	2011			
1st Quarter	\$0	\$379,000	\$168,500	\$185,000	\$390,000			
2nd Quarter	\$0	\$225,000	\$215,000	\$324,500	\$162,000			
3rd Quarter	\$0	\$189,000	\$175,000	\$97,000	\$385,000			
4th Quarter	\$354,900	\$280,000	\$240,000	\$257,000	\$196,600			

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	2011			
1st Quarter	No Data	No Data	-55.54%	9.79%	110.81%			
2nd Quarter	No Data	No Data	-4.44%	50.93%	-50.08%			
3rd Quarter	No Data	No Data	-7.41%	-44.57%	296.91%			
4th Quarter	No Data	-21.10%	-14.29%	7.08%	-23.50%			

TREND - Median Durango Mtn. Area Home Prices



MEDIAN DURANGO MOUNTAIN AREA HOME PRICES

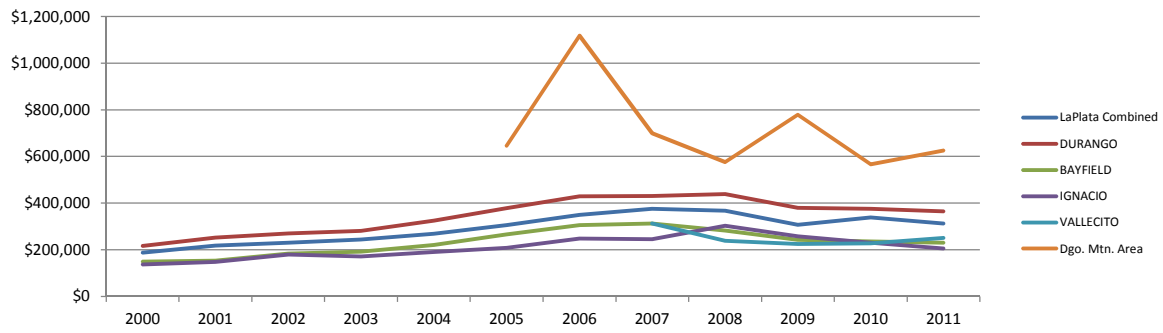
	2005	2006	2007	2008	2009	2010	2011
1st Quarter	No Data	\$2,243,000	\$317,500	\$787,000	\$150,000	\$1,300,000	\$540,000
2nd Quarter	No Data	\$427,500	\$575,000	\$225,000	\$425,000	\$577,250	\$650,000
3rd Quarter	\$580,000	\$756,500	\$578,000	\$372,500	\$1,036,000	\$1,337,250	\$445,450
4th Quarter	\$900,000	\$1,042,500	\$840,625	\$1,225,000	\$739,500	\$537,500	\$995,000

Criteria: (Class: Residential) (Area - Durango Mtn. Area) (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	2011
1st Quarter	No Data	No Data	-85.84%	147.87%	-80.94%	766.67%	-58.46%
2nd Quarter	No Data	No Data	34.50%	-60.87%	88.89%	35.82%	12.60%
3rd Quarter	No Data	30.43%	-23.60%	-35.55%	178.12%	29.08%	-66.69%
4th Quarter	No Data	15.83%	-19.36%	45.72%	-39.63%	-27.32%	85.12%

Overall Country Home Sale Prices



	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
LaPlata Combined	\$186,850	\$217,500	\$230,000	\$243,000	\$268,000	\$305,867	\$348,688	\$375,000	\$366,900	\$306,500	\$337,800	\$312,507
DURANGO	\$215,975	\$252,250	\$269,450	\$280,000	\$325,000	\$377,500	\$428,350	\$429,900	\$439,000	\$380,000	\$375,500	\$365,000
BAYFIELD	\$149,000	\$152,425	\$183,500	\$191,000	\$220,000	\$265,000	\$305,665	\$312,000	\$281,450	\$242,500	\$235,000	\$230,000
IGNACIO	\$136,223	\$148,000	\$178,750	\$171,450	\$190,000	\$208,000	\$247,188	\$244,975	\$303,000	\$257,500	\$230,000	\$205,500
VALLECITO								\$312,500	\$237,500	\$225,000	\$227,375	\$250,000
Dgo. Mtn. Area						\$646,250	\$1,117,375	\$699,500	\$575,000	\$779,000	\$566,250	\$625,000

% INCREASE/DECREASE FROM PREVIOUS YEAR

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
La PLATA	No Data	16.40%	5.75%	5.65%	10.29%	14.13%	14.00%	7.55%	-2.16%	-16.46%	10.21%	-7.49%
DURANGO	No Data	16.80%	6.82%	3.92%	16.07%	16.15%	13.47%	0.36%	2.12%	-13.44%	-1.18%	-2.80%
BAYFIELD	No Data	2.30%	20.39%	4.09%	15.18%	20.45%	15.35%	2.07%	-9.79%	-13.84%	-3.09%	-2.13%
IGNACIO	No Data	8.65%	20.78%	-4.08%	10.82%	9.47%	18.84%	-0.90%	23.69%	-15.02%	-10.68%	-10.65%
VALLECITO	No Data								-24.00%	-5.26%	1.06%	9.95%
Dgo. Mtn. Area	No Data						72.90%	-37.40%	-17.80%	35.48%	-27.31%	10.38%

MEDIAN LA PLATA COUNTRY HOME PRICES

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
1st Quarter	\$168,500	\$189,500	\$245,000	\$240,000	\$225,950	\$266,450	\$345,000	\$328,000	\$379,000	\$284,300	\$342,000	\$310,000
2nd Quarter	\$215,000	\$206,000	\$223,450	\$224,500	\$262,750	\$291,000	\$345,250	\$379,000	\$385,000	\$289,000	\$313,652	\$269,500
3rd Quarter	\$189,900	\$235,000	\$252,500	\$272,500	\$260,000	\$325,000	\$341,500	\$379,450	\$367,800	\$300,000	\$352,500	\$344,950
4th Quarter	\$174,000	\$273,221	\$230,000	\$230,000	\$310,000	\$347,500	\$363,000	\$375,000	\$342,250	\$344,500	\$330,000	\$295,000
Annual Median	\$186,850	\$217,500	\$230,000	\$243,000	\$268,000	\$305,867	\$348,688	\$375,000	\$366,900	\$306,500	\$337,800	\$312,507

MEDIAN DURANGO COUNTRY HOME PRICES

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
1st Quarter	\$190,500	\$277,000	\$269,900	\$307,450	\$315,000	\$284,000	\$378,500	\$423,000	\$500,000	\$385,000	\$347,500	\$373,500
2nd Quarter	\$238,500	\$250,000	\$235,000	\$314,000	\$290,000	\$369,900	\$415,000	\$431,500	\$495,000	\$323,500	\$380,500	\$325,000
3rd Quarter	\$235,000	\$249,500	\$307,000	\$314,000	\$318,750	\$410,000	\$449,900	\$444,500	\$442,000	\$389,000	\$387,375	\$380,000
4th Quarter	\$199,900	\$255,000	\$269,450	\$288,175	\$360,000	\$385,500	\$470,000	\$447,000	\$399,750	\$400,486	\$374,405	\$363,250
Annual Median	\$215,975	\$252,250	\$269,450	\$280,000	\$325,000	\$377,500	\$428,350	\$429,900	\$439,000	\$380,000	\$375,500	\$365,000

MEDIAN BAYFIELD COUNTRY HOME PRICES

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
1st Quarter	\$135,000	\$139,450	\$206,000	\$175,000	\$205,800	\$240,000	\$332,159	\$269,850	\$284,000	\$257,000	\$311,000	\$198,425
2nd Quarter	\$139,900	\$143,000	\$178,500	\$192,500	\$219,000	\$254,000	\$279,000	\$365,000	\$284,000	\$245,000	\$200,000	\$243,250
3rd Quarter	\$175,000	\$175,000	\$175,000	\$192,500	\$228,000	\$272,000	\$280,000	\$312,000	\$278,000	\$224,000	\$295,000	\$246,000
4th Quarter	\$146,100	\$158,000	\$183,500	\$180,000	\$247,500	\$315,000	\$331,500	\$280,000	\$253,725	\$248,200	\$225,000	\$210,000
Annual Median	\$149,000	\$152,425	\$183,500	\$191,000	\$220,000	\$265,000	\$305,665	\$312,000	\$281,450	\$242,500	\$235,000	\$230,000

MEDIAN IGNACIO COUNTRY HOME PRICES

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
1st Quarter	\$128,750	\$199,500	\$0	\$156,000	\$122,000	\$239,000	\$185,000	\$236,500	\$295,000	\$250,000	\$412,750	\$222,000
2nd Quarter	\$123,640	\$147,500	\$101,000	\$200,000	\$252,450	\$208,000	\$355,000	\$274,975	\$405,500	\$144,000	\$198,000	\$197,500
3rd Quarter	\$187,500	\$135,000	\$282,500	\$200,000	\$145,000	\$189,150	\$212,750	\$88,000	\$270,000	\$297,000	\$242,000	\$315,000
4th Quarter	\$105,000	\$137,500	\$178,750	\$156,500	\$232,000	\$186,000	\$236,000	\$204,325	\$305,000	\$48,500	\$340,000	\$165,250
Annual Median	\$136,223	\$148,000	\$178,750	\$171,450	\$190,000	\$208,000	\$247,188	\$244,975	\$303,000	\$257,500	\$230,000	\$205,500

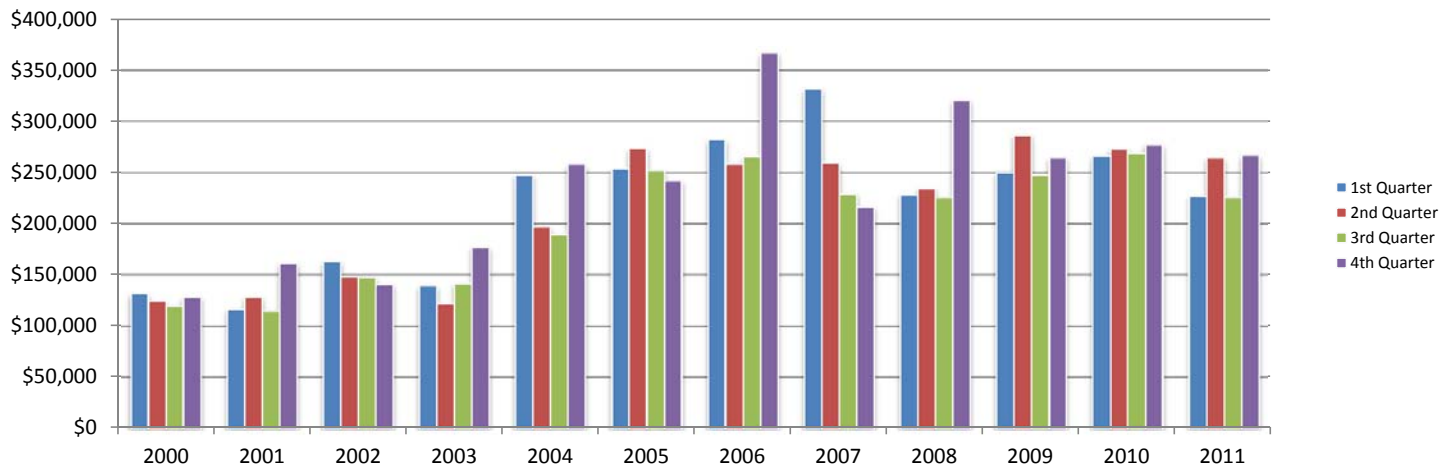
MEDIAN VALLECITO HOME PRICES

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
1st Quarter	No Data	No Data	No Data	No Data	No Data	No Data	\$379,000	\$168,500	\$185,000	\$390,000
2nd Quarter	No Data	No Data	No Data	No Data	No Data	No Data	\$225,000	\$215,000	\$324,500	\$162,000
3rd Quarter	No Data	No Data	No Data	No Data	No Data	No Data	\$189,000	\$175,000	\$97,000	\$385,000
4th Quarter	No Data	No Data	No Data	No Data	No Data	\$354,900	\$280,000	\$240,000	\$257,000	\$196,600
Annual Median						\$312,500	\$237,500	\$225,000	\$227,375	\$250,000

MEDIAN DURANGO MOUNTAIN AREA HOME PRICES

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
1st Quarter	No Data	No Data	No Data	No Data	\$2,243,000	\$317,500	\$787,000	\$105,000	\$1,300,000	\$540,000
2nd Quarter	No Data	No Data	No Data	No Data	\$427,500	\$575,000	\$225,000	\$425,000	\$577,250	\$650,000
3rd Quarter	No Data	No Data	No Data	\$580,000	\$756,500	\$578,000	\$372,500	\$1,036,000	\$1,337,250	\$445,450
4th Quarter	No Data	No Data	No Data	\$900,000	\$1,042,500	\$840,625	\$1,225,000	\$739,500	\$537,500	\$995,000
Annual Median				\$646,250	\$1,117,375	\$699,500	\$575,000	\$779,000	\$566,250	\$625,000

TREND - Median Durango Condo/Townhome Prices



MEDIAN Durango Condo/Townhome Prices

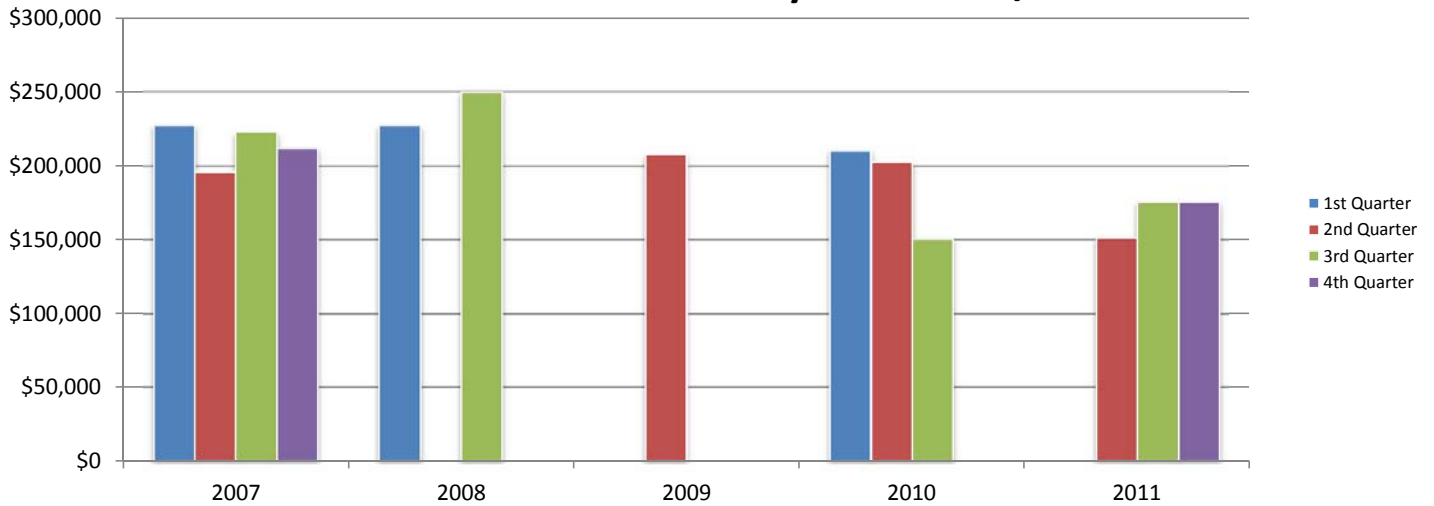
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
1st Quarter	\$132,250	\$117,000	\$163,700	\$140,000	\$248,500	\$254,180	\$282,900	\$332,450	\$229,000	\$250,750	\$267,000	\$227,450
2nd Quarter	\$125,000	\$128,500	\$149,000	\$122,000	\$197,500	\$274,500	\$259,500	\$259,700	\$235,220	\$287,500	\$273,750	\$265,000
3rd Quarter	\$120,000	\$115,500	\$148,000	\$142,000	\$189,900	\$252,500	\$266,500	\$230,000	\$226,200	\$248,000	\$269,500	\$227,000
4th Quarter	\$129,000	\$162,250	\$141,200	\$177,950	\$259,000	\$243,000	\$367,750	\$217,110	\$321,215	\$265,000	\$278,000	\$267,500

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	2011
1st Quarter	No Data	-11.53%	39.91%	-14.48%	77.50%	2.29%	11.30%	17.52%	-31.12%	9.50%	6.48%	-14.81%
2nd Quarter	No Data	2.80%	15.95%	-18.12%	61.89%	38.99%	-5.46%	0.08%	-9.43%	22.23%	-4.78%	-3.20%
3rd Quarter	No Data	-3.75%	28.14%	-4.05%	33.73%	32.96%	5.54%	-13.70%	-1.65%	9.64%	8.67%	-15.77%
4th Quarter	No Data	25.78%	-12.97%	26.03%	45.55%	-6.18%	51.34%	-40.96%	47.95%	-17.50%	4.91%	-3.78%

TREND - Median Bayfield Condo/Townhome Prices



MEDIAN BAYFIELD CONDO/TOWNHOME PRICES

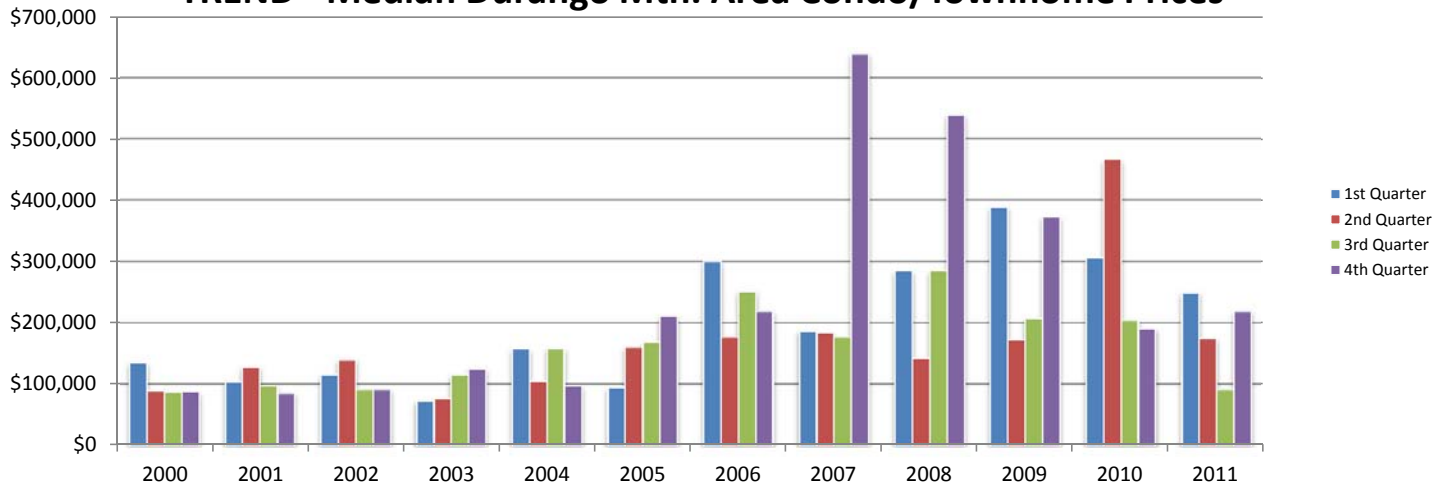
	2007	2008	2009	2010	2011				
1st Quarter	\$228,070	\$227,562	\$0	\$210,750	\$0				
2nd Quarter	\$196,450	\$0	\$208,000	\$203,000	\$151,500				
3rd Quarter	\$223,000	\$250,487	\$0	\$150,875	\$175,500				
4th Quarter	\$212,500	\$0	\$0	\$0	\$175,500				

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

% INCREASE/DECREASE FROM PREVIOUS YEAR, SAME QUARTER

	2007	2008	2009	2010	2011				
1st Quarter	No Data	-0.22%	-100.00%	#DIV/0!	-100.00%				
2nd Quarter	No Data	-100.00%	#DIV/0!	-2.40%	-25.37%				
3rd Quarter	No Data	12.33%	-100.00%	#DIV/0!	16.32%				
4th Quarter	No Data	-100.00%	#DIV/0!	#DIV/0!	#DIV/0!				

TREND - Median Durango Mtn. Area Condo/Townhome Prices



MEDIAN DURANGO MOUNTAIN AREA CONDO/TOWNHOME PRICES

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
1st Quarter	\$135,000	\$104,000	\$115,500	\$73,000	\$158,000	\$94,500	\$301,500	\$187,500	\$285,000	\$389,500	\$306,100	\$250,000
2nd Quarter	\$89,500	\$128,500	\$141,000	\$76,900	\$105,000	\$161,500	\$178,000	\$183,750	\$143,000	\$172,500	\$467,212	\$174,900
3rd Quarter	\$87,000	\$97,500	\$92,000	\$116,500	\$158,500	\$168,500	\$252,500	\$177,750	\$285,000	\$208,000	\$205,000	\$92,250
4th Quarter	\$88,000	\$86,000	\$92,200	\$125,000	\$97,500	\$212,000	\$219,500	\$639,900	\$540,000	\$373,500	\$191,000	\$220,000

Criteria: (Class: Residential) (Area - Durango Mountain Area) (Type - Condo/Townhouse)

% INCREASE/DECREASE FROM PREVIOUS YEAR, SAME QUARTER

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
1st Quarter	#VALUE!	-22.96%	11.06%	-36.80%	116.44%	-40.19%	219.05%	-37.81%	52.00%	36.67%	-21.41%	-18.33%
2nd Quarter	#VALUE!	43.58%	9.73%	-45.46%	36.54%	53.81%	10.22%	3.23%	-22.18%	20.63%	170.85%	-62.57%
3rd Quarter	#VALUE!	12.07%	-5.64%	26.63%	36.05%	6.31%	49.85%	-29.60%	60.34%	-27.02%	-1.44%	-55.00%
4th Quarter	#VALUE!	-2.27%	7.21%	35.57%	-22.00%	117.44%	3.54%	191.53%	-15.61%	-30.83%	-48.86%	15.18%

1st Quarter Trends

COLOR CODE DURANGO BAYFIELD IGNACIO VALLECITO LaPlata Co. Dgo Mtn Area

	Durango In Town Homes											
	2011 Q1	2010 Q1	2009 Q1	2008 Q1	2007 Q1	2006 Q1	2005 Q1	2004 Q1	2003 Q1	2002 Q1	2001 Q1	2000 Q1
Average Price	\$ 405,055	\$ 412,276	\$ 388,944	\$ 379,640	\$ 467,830	\$ 459,950	\$ 333,791	\$ 300,299	\$ 310,701	\$ 264,031	\$ 211,589	\$ 244,551
Median Price	\$ 325,000	\$ 346,500	\$ 404,000	\$ 370,000	\$ 388,250	\$ 394,000	\$ 311,000	\$ 276,474	\$ 265,360	\$ 241,000	\$ 181,000	\$ 225,000
Total Volume	\$8,101,100	\$7,008,698	\$3,500,500	\$7,972,450	\$ 17,777,572	\$ 13,798,500	\$ 13,017,851	\$ 10,510,470	\$8,078,220	\$9,241,100	\$4,443,372	\$4,401,912
Number Sold	20	17	9	21	38	30	39	35	26	35	21	18
Avg. Days on Market	191	247	184	140	187	213	136	137	94	167	110	53
High Price	\$ 921,700	\$ 930,000	\$ 533,000	\$ 645,000	\$1,260,000	\$ 980,000	\$ 688,000	\$ 667,500	\$1,133,000	\$ 590,000	\$ 357,211	\$ 455,000
Low Price	\$ 200,000	\$ 240,500	\$ 237,500	\$ 251,000	\$ 230,000	\$ 218,000	\$ 130,000	\$ 195,000	\$ 96,500	\$ 109,000	\$ 125,500	\$ 115,000
	Percent Change from Previous Year											
	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	-2%	6%	2%	-19%	2%	38%	11%	-3%	18%	25%	-13%	
Median Price	-6%	-14%	9%	-5%	-1%	27%	12%	4%	10%	33%	-20%	
Total Volume	16%	100%	-56%	-55%	29%	6%	24%	30%	-13%	108%	1%	
Number Sold	18%	89%	-57%	-45%	27%	-23%	11%	35%	-26%	67%	17%	
Avg. Days on Market	-23%	34%	31%	-25%	-12%	57%	-1%	46%	-44%	52%	108%	
High Price	-1%	74%	-17%	-49%	29%	42%	3%	-41%	92%	65%	-21%	
Low Price	-17%	1%	-5%	9%	6%	68%	-33%	102%	-11%	-13%	9%	
	Bayfield In Town Homes											
	2011 Q1	2010 Q1	2009 Q1	2008 Q1	2007 Q1	2006 Q1	2005 Q1	2004 Q1	2003 Q1	2002 Q1	2001 Q1	2000 Q1
Average Price	\$ 192,700	\$ 242,416	\$ 242,666	\$ 295,300	\$ 269,891	\$ 262,392	\$ 225,125	\$ 218,000	\$ 122,250	\$ 131,207	\$ 135,163	\$ 109,071
Median Price	\$ 191,400	\$ 238,000	\$ 247,500	\$ 295,000	\$ 261,950	\$ 280,000	\$ 212,750	\$ 230,000	\$ 126,500	\$ 131,625	\$ 140,500	\$ 100,000
Total Volume	\$ 578,100	\$1,454,500	\$1,456,000	\$1,476,500	\$3,778,484	\$3,411,100	\$ 900,500	\$ 654,000	\$ 489,000	\$ 393,620	\$1,081,300	\$ 763,500
Number Sold	3	6	6	5	14	13	4	3	4	3	8	7
Avg. Days on Market	195	199	72	163	160	103	123	74	84	118	261	238
High Price	\$ 214,200	\$ 367,000	\$ 300,000	\$ 450,000	\$ 417,327	\$ 349,000	\$ 300,000	\$ 239,000	\$ 148,000	\$ 137,000	\$ 183,000	\$ 157,500
Low Price	\$ 172,500	\$ 162,500	\$ 190,000	\$ 213,000	\$ 205,000	\$ 181,500	\$ 175,000	\$ 185,000	\$ 88,000	\$ 124,995	\$ 60,000	\$ 77,000
	Percent Change from Previous Year											
	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	-21%	0%	-18%	9%	3%	17%	3%	78%	-7%	-3%	24%	
Median Price	-20%	-4%	-16%	13%	-6%	32%	-8%	82%	-4%	-6%	41%	
Total Volume	-60%	0%	-1%	-61%	11%	279%	38%	34%	24%	-64%	42%	
Number Sold	-50%	0%	20%	-64%	8%	225%	33%	-25%	33%	-63%	14%	
Avg. Days on Market	-2%	176%	-56%	2%	55%	-16%	66%	-12%	-29%	-55%	10%	
High Price	-42%	22%	-33%	8%	20%	16%	26%	61%	8%	-25%	16%	
Low Price	6%	-14%	-11%	4%	13%	4%	-5%	110%	-30%	108%	-22%	

1st Quarter Trends

	Ignacio In Town Homes											
	2011 Q1	2010 Q1	2009 Q1	2008 Q1	2007 Q1	2006 Q1	2005 Q1	2004 Q1	2003 Q1	2002 Q1	2001 Q1	2000 Q1
Average Price	\$ 239,900	\$ 161,000	\$ 209,000	\$ -	\$ -	\$ 213,000	\$ 87,600	\$ 115,500	\$ 68,000	\$ -	\$ 69,900	\$ 86,667
Median Price	\$ 239,900	\$ 161,000	\$ 209,000	\$ -	\$ -	\$ 213,000	\$ 87,600	\$ 90,000	\$ 68,000	\$ -	\$ 69,900	\$ 85,000
Total Volume	\$ 239,900	\$ 322,000	\$ 209,000	\$ -	\$ -	\$ 213,000	\$ 87,600	\$ 346,500	\$ 136,000	\$ -	\$ 69,900	\$ 260,000
Number Sold	1	2	1	0	0	1	1	3	2	0	1	3
Avg. Days on Market	634	353	77	0	0	374	432	183	95	0	243	158
High Price	\$ 239,900	\$ 245,000	\$ 209,000	\$ -	\$ -	\$ 213,000	\$ 87,600	\$ 216,000	\$ 76,000	\$ -	\$ 69,900	\$ 107,000
Low Price	\$ 239,900	\$ 77,000	\$ 209,000	\$ -	\$ -	\$ 213,000	\$ 87,600	\$ 40,000	\$ 60,000	\$ -	\$ 69,900	\$ 68,000
	Percent Change from Previous Year											
	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	49%	-23%	#DIV/0!		-100%	143%	-24%	70%		-100%	-19%	
Median Price	49%	-23%	#DIV/0!		-100%	143%	-3%	32%		-100%	-18%	
Total Volume	-25%	54%	#DIV/0!		-100%	143%	-75%	155%		-100%	-73%	
Number Sold	-50%	100%	#DIV/0!		-100%	0%	-67%	50%		-100%	-67%	
Avg. Days on Market	80%	358%	#DIV/0!		-100%	-13%	136%	93%		-100%	54%	
High Price	-2%	17%	#DIV/0!		-100%	143%	-59%	184%		-100%	-35%	
Low Price	212%	-63%	#DIV/0!		-100%	143%	119%	-33%		-100%	3%	
	Country Homes - La Plata County Combined											
	2011 Q1	2010 Q1	2009 Q1	2008 Q1	2007 Q1	2006 Q1	2005 Q1	2004 Q1	2003 Q1	2002 Q1	2001 Q1	2000 Q1
Average Price	\$ 318,231	\$ 424,875	\$ 392,298	\$ 459,404	\$ 412,624	\$ 425,990	\$ 318,961	\$ 303,818	\$ 277,681	\$ 311,318	\$ 224,069	\$ 278,825
Median Price	\$ 310,000	\$ 342,000	\$ 284,300	\$ 379,000	\$ 328,000	\$ 345,000	\$ 266,450	\$ 225,950	\$ 240,000	\$ 245,000	\$ 189,500	\$ 168,500
Total Volume	\$ 16,866,291	\$ 22,518,400	\$ 16,476,552	\$ 21,592,000	\$ 34,247,846	\$ 42,173,070	\$ 32,533,996	\$ 28,558,931	\$ 17,771,600	\$ 23,660,190	\$ 15,236,700	\$ 20,354,210
Number Sold	53	53	42	47	83	99	102	94	64	76	68	73
Avg. Days on Market	209	204	217	233	192	184	188	182	172	155	181	240
High Price	\$ 752,000	\$ 2,100,000	\$ 1,275,000	\$ 1,450,000	\$ 1,235,000	\$ 2,000,000	\$ 1,550,000	\$ 1,437,750	\$ 1,000,000	\$ 2,750,000	\$ 1,000,000	\$ 2,000,000
Low Price	\$ 58,800	\$ 47,500	\$ 140,000	\$ 61,500	\$ 55,000	\$ 86,900	\$ 52,000	\$ 92,000	\$ 67,500	\$ 80,100	\$ 68,000	\$ 45,000
	Percent Change from Previous Year											
	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	-25%	8%	-15%	11%	-3%	34%	5%	9%	-11%	39%	-20%	
Median Price	-9%	20%	-25%	16%	-5%	29%	18%	-6%	-2%	29%	12%	
Total Volume	-25%	37%	-24%	-37%	-19%	30%	14%	61%	-25%	55%	-25%	
Number Sold	0%	26%	-11%	-43%	-16%	-3%	9%	47%	-16%	12%	-7%	
Avg. Days on Market	2%	-6%	-7%	21%	4%	-2%	3%	6%	11%	-14%	-25%	
High Price	-64%	65%	-12%	17%	-38%	29%	8%	44%	-64%	175%	-50%	
Low Price	24%	-66%	128%	12%	-37%	67%	-43%	36%	-16%	18%	51%	

1st Quarter Trends

	Country Homes - Durango											
	2011 Q1	2010 Q1	2009 Q1	2008 Q1	2007 Q1	2006 Q1	2005 Q1	2004 Q1	2003 Q1	2002 Q1	2001 Q1	2000 Q1
Average Price	\$ 369,174	\$ 474,402	\$ 538,436	\$ 518,620	\$ 461,341	\$ 468,956	\$ 361,795	\$ 381,927	\$ 339,687	\$ 359,343	\$ 283,115	\$ 344,579
Median Price	\$ 373,500	\$ 347,500	\$ 385,000	\$ 500,000	\$ 423,000	\$ 378,500	\$ 284,000	\$ 315,000	\$ 307,450	\$ 269,900	\$ 277,000	\$ 190,500
Total Volume	\$ 11,444,400	\$ 17,078,500	\$ 10,230,297	\$ 18,151,700	\$ 21,221,696	\$ 30,951,100	\$ 19,898,700	\$ 17,186,700	\$ 12,908,100	\$ 19,045,200	\$ 11,041,500	\$ 15,161,460
Number Sold	31	36	19	35	46	66	55	45	38	53	39	44
Avg. Days on Market	192	176	223	247	182	175	187	202	167	169	208	247
High Price	\$ 752,000	\$2,100,000	\$1,275,000	\$1,450,000	\$1,235,000	\$2,000,000	\$1,550,000	\$1,437,750	\$1,000,000	\$2,750,000	\$1,000,000	\$2,000,000
Low Price	\$ 100,000	\$ 47,500	\$ 150,000	\$ 180,000	\$ 55,000	\$ 166,000	\$ 52,000	\$ 10,200	\$ 95,000	\$ 80,100	\$ 108,000	\$ 45,000
	Percent Change from Previous Year											
	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	-22%	-12%	4%	12%	-2%	30%	-5%	12%	-5%	27%	-18%	
Median Price	7%	-10%	-23%	18%	12%	33%	-10%	2%	14%	-3%	45%	
Total Volume	-33%	67%	-44%	-14%	-31%	56%	16%	33%	-32%	72%	-27%	
Number Sold	-14%	89%	-46%	-24%	-30%	20%	22%	18%	-28%	36%	-11%	
Avg. Days on Market	9%	-21%	-10%	36%	4%	-6%	-7%	21%	-1%	-19%	-16%	
High Price	-64%	65%	-12%	17%	-38%	29%	8%	44%	-64%	175%	-50%	
Low Price	111%	-68%	-17%	227%	-67%	219%	410%	-89%	19%	-26%	140%	
	Country Homes - Bayfield											
	2011 Q1	2010 Q1	2009 Q1	2008 Q1	2007 Q1	2006 Q1	2005 Q1	2004 Q1	2003 Q1	2002 Q1	2001 Q1	2000 Q1
Average Price	\$ 217,287	\$ 328,908	\$ 290,950	\$ 276,630	\$ 366,928	\$ 410,209	\$ 273,908	\$ 242,070	\$ 200,286	\$ 207,000	\$ 141,515	\$ 187,952
Median Price	\$ 198,425	\$ 311,000	\$ 257,000	\$ 284,000	\$ 269,850	\$ 332,159	\$ 240,000	\$ 205,800	\$ 175,000	\$ 206,000	\$ 139,450	\$ 135,000
Total Volume	\$2,607,451	\$3,946,900	\$4,946,155	\$2,766,300	\$8,439,350	\$7,383,769	\$9,586,780	\$7,988,326	\$4,206,000	\$4,139,990	\$2,830,300	\$3,947,000
Number Sold	12	12	17	10	23	18	35	33	21	20	20	21
Avg. Days on Market	216	240	233	127	217	248	183	152	187	118	120	224
High Price	\$ 370,000	\$ 530,000	\$ 515,000	\$ 525,000	\$1,175,000	\$1,650,000	\$ 700,000	\$ 710,000	\$ 430,000	\$ 405,000	\$ 207,500	\$ 62,500
Low Price	\$ 58,800	\$ 214,000	\$ 170,000	\$ 61,500	\$ 160,000	\$ 178,000	\$ 82,500	\$ 110,000	\$ 90,000	\$ 117,000	\$ 68,750	\$ 70,000
	Percent Change from Previous Year											
	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	-34%	13%	5%	-25%	-11%	50%	13%	21%	-3%	46%	-25%	
Median Price	-36%	21%	-10%	5%	-19%	38%	17%	18%	-15%	48%	3%	
Total Volume	-34%	-20%	79%	-67%	14%	-23%	20%	90%	2%	46%	-28%	
Number Sold	0%	-29%	70%	-57%	28%	-49%	6%	57%	5%	0%	-5%	
Avg. Days on Market	-10%	3%	83%	-41%	-13%	36%	20%	-19%	58%	-2%	-46%	
High Price	-30%	3%	-2%	-55%	-29%	136%	-1%	65%	6%	95%	232%	
Low Price	-73%	26%	176%	-62%	-10%	116%	-25%	22%	-23%	70%	-2%	

1st Quarter Trends

	Country Homes - Durango Mountain Area (used to be RESORTS)										
	2011 Q1	2010 Q1	2009 Q1	2008 Q1	2007 Q1	2006 Q1					
Average Price	\$ 470,360	\$1,300,000	\$ 105,000	\$ 787,000	\$ 427,500	\$2,243,000					
Median Price	\$ 540,000	\$1,300,000	\$ 105,000	\$ 787,000	\$ 317,500	\$2,243,000					
Total Volume	\$2,351,800	\$1,300,000	\$ 105,000	\$1,574,000	\$1,710,000	\$2,243,000					
Number Sold	5	1	1	2	4	1					
Avg. Days on Market	442	230	196	410	341	147					
High Price	\$ 750,000	\$1,300,000	\$ 105,000	\$ 899,000	\$ 825,000	\$2,243,000					
Low Price	\$ 170,000	\$1,300,000	\$ 105,000	\$ 675,000	\$ 250,000	\$2,243,000					
	Percent Change from Previous Year										
	2011	2010	2009	2008	2007	2006					
Average Price	-64%	1138%	-87%	84%	-81%	#DIV/0!					
Median Price	-58%	1138%	-87%	148%	-86%	#DIV/0!					
Total Volume	81%	1138%	-93%	-8%	-24%	#DIV/0!					
Number Sold	400%	0%	-50%	-50%	300%	#DIV/0!					
Avg. Days on Market	92%	17%	-52%	20%	132%	#DIV/0!					
High Price	-42%	1138%	-88%	9%	-63%	#DIV/0!					
Low Price	-87%	1138%	-84%	170%	-89%	#DIV/0!					

1st Quarter Trends

	Condo/Townhomes - Durango											
	2011 Q1	2010 Q1	2009 Q1	2008 Q1	2007 Q1	2006 Q1	2005 Q1	2004 Q1	2003 Q1	2002 Q1	2001 Q1	2000 Q1
Average Price	\$ 271,616	\$ 273,664	\$ 251,846	\$ 255,163	\$ 338,738	\$ 296,966	\$ 268,943	\$ 257,098	\$ 158,257	\$ 173,578	\$ 115,426	\$ 150,132
Median Price	\$ 227,450	\$ 267,000	\$ 250,750	\$ 229,000	\$ 332,450	\$ 282,900	\$ 254,180	\$ 248,500	\$ 140,000	\$ 163,700	\$ 117,000	\$ 132,250
Total Volume	\$ 7,605,271	\$ 10,672,900	\$ 2,518,463	\$ 11,227,189	\$8,807,200	\$8,612,014	\$ 18,557,090	\$ 11,312,333	\$4,589,455	\$5,207,349	\$2,885,650	\$1,501,320
Number Sold	28	39	10	44	26	29	69	44	29	30	25	10
Avg. Days on Market	202	270	305	141	253	215	296	278	147	165	138	158
High Price	\$ 505,000	\$ 417,500	\$ 385,000	\$ 585,000	\$1,000,000	\$ 599,000	\$ 751,070	\$ 526,000	\$ 371,555	\$ 340,000	\$ 209,900	\$ 269,900
Low Price	\$ 129,000	\$ 94,000	\$ 159,000	\$ 132,660	\$ 125,000	\$ 119,500	\$ 46,500	\$ 74,400	\$ 58,000	\$ 63,250	\$ 37,000	\$ 84,000
	Percent Change from Previous Year											
	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	-1%	9%	-1%	-25%	14%	10%	5%	62%	-9%	50%	-23%	
Median Price	-15%	6%	9%	-31%	18%	11%	2%	78%	-14%	40%	-12%	
Total Volume	-29%	324%	-78%	27%	2%	-54%	64%	146%	-12%	80%	92%	
Number Sold	-28%	290%	-77%	69%	-10%	-58%	57%	52%	-3%	20%	150%	
Avg. Days on Market	-25%	-11%	116%	-44%	18%	-27%	6%	89%	-11%	20%	-13%	
High Price	21%	8%	-34%	-42%	67%	-20%	43%	42%	9%	62%	-22%	
Low Price	37%	-41%	20%	6%	5%	157%	-38%	28%	-8%	71%	-56%	
	Condo/Townhomes - Bayfield											
	2011 Q1	2010 Q1	2009 Q1	2008 Q1	2007 Q1							
Average Price	\$ -	\$ 210,750	\$ -	\$ 227,562	\$ 225,408							
Median Price	\$ -	\$ 210,750	\$ -	\$ 227,562	\$ 228,070							
Total Volume	\$ -	\$ 421,500	\$ -	\$ 455,125	\$1,127,043							
Number Sold	0	2	0	2	5							
Avg. Days on Market	0	538	0	142	329							
High Price	\$ -	\$ 219,500	\$ -	\$ 228,625	\$ 242,895							
Low Price	\$ -	\$ 202,000	\$ -	\$ 226,500	\$ 212,500							
	Percent Change from Previous Year											
	2011	2010	2009	2008	2007							
Average Price	-100%	#DIV/0!	-100%	1%	#DIV/0!							
Median Price	-100%	#DIV/0!	-100%	0%	#DIV/0!							
Total Volume	-100%	#DIV/0!	-100%	-60%	#DIV/0!							
Number Sold	-100%	#DIV/0!	-100%	-60%	#DIV/0!							
Avg. Days on Market	-100%	#DIV/0!	-100%	-57%	#DIV/0!							
High Price	-100%	#DIV/0!	-100%	-6%	#DIV/0!							
Low Price	-100%	#DIV/0!	-100%	7%	#DIV/0!							

1st Quarter Trends

Condo/Townhomes - Durango Mountain Area (used to be RESORTS)

	2011 Q1	2010 Q1	2009 Q1	2008 Q1	2007 Q1	2006 Q1	2005 Q1	2004 Q1	2003 Q1	2002 Q1	2001 Q1	2000 Q1
Average Price	\$ 327,250	\$ 363,373	\$ 396,027	\$ 437,952	\$ 340,146	\$ 360,313	\$ 205,689	\$ 160,645	\$ 104,415	\$ 232,500	\$ 113,250	\$ 138,000
Median Price	\$ 250,000	\$ 306,100	\$ 389,500	\$ 285,000	\$ 187,500	\$ 301,500	\$ 94,500	\$ 158,000	\$ 73,000	\$ 115,500	\$ 104,000	\$ 135,000
Total Volume	\$4,908,750	\$4,723,850	\$3,960,277	\$4,817,480	\$4,421,900	\$8,647,514	\$9,667,380	\$3,212,900	\$3,550,103	\$3,720,000	\$1,585,500	\$1,242,000
Number Sold	15	13	10	11	13	24	47	20	34	16	14	9
Avg. Days on Market	526	423	301	286	167	210	199	271	365	175	176	513
High Price	\$ 675,000	\$1,102,500	\$ 799,900	\$ 935,000	\$1,170,000	\$1,603,193	\$ 726,180	\$ 405,000	\$ 294,000	\$1,900,000	\$ 237,500	\$ 280,000
Low Price	\$ 57,750	\$ 32,750	\$ 60,000	\$ 75,000	\$ 110,000	\$ 61,000	\$ 14,000	\$ 16,500	\$ 27,500	\$ 33,000	\$ 35,000	\$ 20,000

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	-10%	-8%	-10%	29%	-6%	75%	28%	54%	-55%	105%	-18%	
Median Price	-18%	-21%	37%	52%	-38%	219%	-40%	116%	-37%	11%	-23%	
Total Volume	4%	19%	-18%	9%	-49%	-11%	201%	-9%	-5%	135%	28%	
Number Sold	15%	30%	-9%	-15%	-46%	-49%	135%	-41%	113%	14%	56%	
Avg. Days on Market	24%	41%	5%	71%	-20%	6%	-27%	-26%	109%	-1%	-66%	
High Price	-39%	38%	-14%	-20%	-27%	121%	79%	38%	-85%	700%	-15%	
Low Price	76%	-45%	-20%	-32%	80%	336%	-15%	-40%	-17%	-6%	75%	

**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.

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.

1st Quarter Trends

COLOR CODE

DURANGO BAYFIELD IGNACIO VALLECITO LaPlata Co. RESORTS

1/8 Share Fractional - Durango Mountain Area

	2011 Q1	2010 Q1	2009 Q1	2008 Q1						
Average Price	\$ 89,950	\$ -	\$ 194,304	\$ -						
Median Price	\$ 89,950	\$ 346,500	\$ 159,900	\$ -						
Total Volume	\$ 89,950	\$ -	\$ 971,520	\$ -						
Number Sold	1	0	5	0						
Avg. Days on Market	995	0	287	0						
High Price	\$ 89,950	\$ -	\$ 309,900	\$ -						
Low Price	\$ 89,950	\$ -	\$ 143,910	\$ -						
	2011	2010	2009	2008	Percent Change from Previous Year					
Average Price	#DIV/0!	-100%	#DIV/0!							
Median Price	-74%	117%	#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!							

1st Quarter Trends

	1/4 Share Fractional - Durango Mountain Area										
	2011 Q1	2010 Q1	2009 Q1	2008 Q1							
Average Price	\$ -	\$ -	\$ -	\$ -							
Median Price	\$ -	\$ -	\$ -	\$ -							
Total Volume	\$ -	\$ -	\$ -	\$ -							
Number Sold	0	0	0	0							
Avg. Days on Market	0	0	0	0							
High Price	\$ -	\$ -	\$ -	\$ -							
Low Price	\$ -	\$ -	\$ -	\$ -							
	Percent Change from Previous Year										
	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001
Average Price	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!							
Median Price	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!							
Total Volume	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!							
Number Sold	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!							
Avg. Days on Market	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!							
High Price	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!							
	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!							

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

* Residential Sales now reflec

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1st Quarter Trends

COLOR CODE DURANGO BAYFIELD IGNACIO LaPlata Co.

Farm/Ranch (La Plata County Combined)

	2011 Q1	2010 Q1	2009 Q1	2008 Q1	2007 Q1	2006 Q1						
Average Price	\$ -	\$ 250,000	\$ 5,415,000	\$ -	\$ 1,421,666	\$ -						
Median Price	\$ -	\$ 250,000	\$ 5,415,000	\$ -	\$ 540,000	\$ -						
Total Volume	\$ -	\$ 346,500	\$ 10,830,000	\$ -	\$ 4,265,000	\$ -						
Number Sold	0	1	2	0	3	0						
Avg. Days on Market	0	1009	98	0	279	0						
High Price	\$ -	\$ 250,000	\$ 10,320,000	\$ -	\$ 3,400,000	\$ -						
Low Price	\$ -	\$ 250,000	\$ 510,000	\$ -	\$ 325,000	\$ -						

89950

	2011	2010	2009	2008	2007							
Average Price	-100%	-95%	#DIV/0!	-100%	#DIV/0!							
Median Price	-100%	-95%	#DIV/0!	-100%	#DIV/0!							
Total Volume	-100%	-97%	#DIV/0!	-100%	#DIV/0!							
Number Sold	-100%	-50%	#DIV/0!	-100%	#DIV/0!							
Avg. Days on Market	-100%	930%	#DIV/0!	-100%	#DIV/0!							
High Price	-100%	-98%	#DIV/0!	-100%	#DIV/0!							
Low Price	-100%	-51%	#DIV/0!	-100%	#DIV/0!							

Land (InTown) Durango

	2011 Q1	2010 Q1	2009 Q1	2008 Q1	2007 Q1	2006 Q1	2005 Q1	2004 Q1	2003 Q1			
Average Price	\$ 224,000	\$ 87,500	\$ -	\$ 237,500	\$ 270,750	\$ 194,135	\$ 167,000	\$ 125,488	\$ 133,886			
Median Price	\$ 224,000	\$ 87,500	\$ -	\$ 237,500	\$ 265,000	\$ 169,000	\$ 167,000	\$ 109,300	\$ 109,075			
Total Volume	\$ 448,000	\$ 175,000	\$ -	\$ 237,500	\$ 1,083,000	\$ 2,717,900	\$ 167,000	\$ 1,003,900	\$ 6,426,518			
Number Sold	2	2	0	1	4	14	1	8	48			
Avg. Days on Market	663	288	0	120	608	201	447	307	179			
High Price	\$ 250,000	\$ 110,000	\$ -	\$ 237,500	\$ 348,000	\$ 389,000	\$ 167,000	\$ 205,000	\$ 372,500			
Low Price	\$ 198,000	\$ 65,000	\$ -	\$ 237,500	\$ 205,000	\$ 147,000	\$ 167,000	\$ 97,600	\$ 70,000			

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006	2005	2004	2003			
Average Price	156%	#DIV/0!	-100%	-12%	39%	16%	33%	-6%				
Median Price	156%	#DIV/0!	-100%	-10%	57%	1%	53%	0%				
Total Volume	156%	#DIV/0!	-100%	-78%	-60%	1527%	-83%	-84%				
Number Sold	0%	#DIV/0!	-100%	-75%	-71%	1300%	-88%	-83%				
Avg. Days on Market	130%	#DIV/0!	-100%	-80%	202%	-55%	46%	72%				
High Price	127%	#DIV/0!	-100%	-32%	-11%	133%	-19%	-45%				
Low Price	205%	#DIV/0!	-100%	16%	39%	-12%	71%	39%				

1st Quarter Trends

Land (In Town) Bayfield

	2011 Q1	2010 Q1	2009 Q1	2008 Q1	2007 Q1	2006 Q1	2005 Q1	2004 Q1	2003 Q1			
Average Price	\$ 1,200,000	\$ -	\$ 49,900	\$ 62,966	\$ 72,000	\$ 61,412	\$ 68,667	\$ 50,200	\$ 30,800			
Median Price	\$ 1,200,000	\$ -	\$ 49,900	\$ 64,900	\$ 72,000	\$ 61,750	\$ 75,000	\$ 49,000	\$ 28,000			
Total Volume	\$ 1,200,000	\$ -	\$ 49,900	\$ 188,900	\$ 72,000	\$ 982,600	\$ 206,000	\$ 257,000	\$ 154,000			
Number Sold	1	0	1	3	1	16	3	5	5			
Avg. Days on Market	511	0	617	239	519	186	383	220	100			
High Price	\$ 1,200,000	\$ -	\$ 49,900	\$ 69,000	\$ 72,000	\$ 64,900	\$ 79,000	\$ 55,000	\$ 60,000			
Low Price	\$ 1,200,000	\$ -	\$ 49,900	\$ 55,000	\$ 72,000	\$ 57,600	\$ 52,000	\$ 49,000	\$ 15,500			

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006	2005	2004	2003			
Average Price	#DIV/0!	-100%	-21%	-13%	17%	-11%	37%	63%				
Median Price	#DIV/0!	-100%	-23%	-10%	17%	-18%	53%	75%				
Total Volume	#DIV/0!	-100%	-74%	162%	-93%	377%	-20%	67%				
Number Sold	#DIV/0!	-100%	-67%	200%	-94%	433%	-40%	0%				
Avg. Days on Market	#DIV/0!	-100%	158%	-54%	179%	-51%	74%	120%				
High Price	#DIV/0!	-100%	-28%	-4%	11%	-18%	44%	-8%				
Low Price	#DIV/0!	-100%	-9%	-24%	25%	11%	6%	216%				

Land (In Town) Ignacio

	2011 Q1	2010 Q1	2009 Q1	2008 Q1	2007 Q1	2006 Q1	2005 Q1	2004 Q1	2003 Q1			
Average Price	\$ -	\$ -	\$ -	\$ -	\$ 63,365	\$ -	\$ -	\$ 50,000	\$ -			
Median Price	\$ -	\$ -	\$ -	\$ -	\$ 63,395	\$ -	\$ -	\$ 50,000	\$ -			
Total Volume	\$ -	\$ -	\$ -	\$ -	\$ 126,730	\$ -	\$ -	\$ 50,000	\$ -			
Number Sold	0	0	0	0	2	0	0	1	0			
Avg. Days on Market	0	0	0	0	304	0	0	62	0			
High Price	\$ -	\$ -	\$ -	\$ -	\$ 71,730	\$ -	\$ -	\$ 50,000	\$ -			
Low Price	\$ -	\$ -	\$ -	\$ -	\$ 55,000	\$ -	\$ -	\$ 50,000	\$ -			

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006	2005	2004	2003			
Average Price	#DIV/0!	#DIV/0!	#DIV/0!	-100%			-100%					
Median Price	#DIV/0!	#DIV/0!	#DIV/0!	-100%			-100%					
Total Volume	#DIV/0!	#DIV/0!	#DIV/0!	-100%			-100%					
Number Sold	#DIV/0!	#DIV/0!	#DIV/0!	-100%			-100%					
Avg. Days on Market	#DIV/0!	#DIV/0!	#DIV/0!	-100%			-100%					
High Price	#DIV/0!	#DIV/0!	#DIV/0!	-100%			-100%					
Low Price	#DIV/0!	#DIV/0!	#DIV/0!	-100%			-100%					

1st Quarter Trends

Land (La Plata County Combined) Lots Under 1 Acre

	2011 Q1	2010 Q1	2009 Q1	2008 Q1	2007 Q1	2006 Q1	2005 Q1	2004 Q1	2003 Q1	2002 Q1	2001 Q1	2000 Q1
Average Price	\$ 84,450	\$ 30,000	\$ 23,000	\$ 136,250	\$ 137,200	\$ 162,942	\$ 142,144	\$ 127,993	\$ 56,971	\$ 35,076	\$ 79,657	\$ 58,929
Median Price	\$ 92,500	\$ 30,000	\$ 23,000	\$ 136,250	\$ 165,000	\$ 180,000	\$ 129,000	\$ 151,200	\$ 44,500	\$ 30,000	\$ 59,000	\$ 65,000
Total Volume	\$ 337,800	\$ 30,000	\$ 23,000	\$ 272,500	\$ 686,000	\$ 1,140,600	\$ 1,279,300	\$ 1,919,900	\$ 968,500	\$ 596,300	\$ 1,194,853	\$ 1,826,810
Number Sold	4	1	1	2	5	7	9	15	17	17	15	31
Avg. Days on Market	423	337	41	315	213	360	336	205	133	455	350	186
High Price	\$ 140,000	\$ 30,000	\$ 23,000	\$ 150,000	\$ 212,000	\$ 325,000	\$ 260,000	\$ 246,000	\$ 125,000	\$ 103,000	\$ 159,000	\$ 135,000
Low Price	\$ 12,800	\$ 30,000	\$ 23,000	\$ 122,500	\$ 50,000	\$ 3,600	\$ 59,000	\$ 21,000	\$ 17,000	\$ 8,000	\$ 19,000	\$ 2,000

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	182%	30%	-83%	-1%	-16%	15%	11%	125%	62%	-56%	35%	
Median Price	208%	30%	-83%	-17%	-8%	40%	-15%	240%	48%	-49%	-9%	
Total Volume	1026%	30%	-92%	-60%	-40%	-11%	-33%	98%	62%	-50%	-35%	
Number Sold	300%	0%	-50%	-60%	-29%	-22%	-40%	-12%	0%	13%	-52%	
Avg. Days on Market	26%	722%	-87%	48%	-41%	7%	64%	54%	-71%	30%	88%	
High Price	367%	30%	-85%	-29%	-35%	25%	6%	97%	21%	-35%	18%	
Low Price	-57%	30%	-81%	145%	1289%	-94%	181%	24%	113%	-58%	850%	

Land (La Plata County Combined) Under 10 Acres

	2011 Q1	2010 Q1	2009 Q1	2008 Q1	2007 Q1	2006 Q1	2005 Q1	2004 Q1	2003 Q1	2002 Q1	2001 Q1	2000 Q1
Average Price	\$ 220,000	\$ 113,300	\$ 150,158	\$ 114,312	\$ 172,361	\$ 159,197	\$ 136,140	\$ 88,939	\$ 72,512	\$ 76,683	\$ 57,529	\$ 87,900
Median Price	\$ 195,000	\$ 115,000	\$ 115,000	\$ 84,125	\$ 160,500	\$ 150,000	\$ 118,500	\$ 58,000	\$ 51,500	\$ 47,000	\$ 52,823	\$ 72,000
Total Volume	\$ 1,100,000	\$ 566,500	\$ 900,950	\$ 457,250	\$ 3,102,500	\$ 3,820,750	\$ 4,084,185	\$ 2,935,000	\$ 3,118,000	\$ 2,530,545	\$ 3,336,702	\$ 4,131,305
Number Sold	5	5	6	4	18	24	30	33	43	33	58	47
Avg. Days on Market	150	401	493	469	184	169	192	172	357	323	431	328
High Price	\$ 300,000	\$ 139,000	\$ 280,000	\$ 249,000	\$ 425,000	\$ 350,000	\$ 365,000	\$ 311,200	\$ 350,000	\$ 310,000	\$ 260,000	\$ 450,000
Low Price	\$ 150,000	\$ 87,500	\$ 63,450	\$ 40,000	\$ 51,500	\$ 42,500	\$ 23,000	\$ 5,400	\$ 6,500	\$ 5,000	\$ 3,000	\$ 7,000

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	94%	-25%	31%	-34%	8%	17%	53%	23%	-5%	33%	-35%	
Median Price	70%	0%	37%	-48%	7%	27%	104%	13%	10%	-11%	-27%	
Total Volume	94%	-37%	97%	-85%	-19%	-6%	39%	-6%	23%	-24%	-19%	
Number Sold	0%	-17%	50%	-78%	-25%	-20%	-9%	-23%	30%	-43%	23%	
Avg. Days on Market	-63%	-19%	5%	155%	9%	-12%	12%	-52%	11%	-25%	31%	
High Price	116%	-50%	12%	-41%	21%	-4%	17%	-11%	13%	19%	-42%	
Low Price	71%	38%	59%	-22%	21%	85%	326%	-17%	30%	67%	-57%	

1st Quarter Trends

Land (La Plata County Combined) 10 to 34.99 Acres

	2011 Q1	2010 Q1	2009 Q1	2008 Q1	2007 Q1	2006 Q1	2005 Q1	2004 Q1	2003 Q1	2002 Q1	2001 Q1	2000 Q1
Average Price	\$ -	\$ -	\$ -	\$ 57,900	\$ 93,000	\$ 402,250	\$ 139,920	\$ 132,313	\$ 127,680	\$ 116,944	\$ 124,377	\$ 141,000
Median Price	\$ -	\$ -	\$ -	\$ 57,900	\$ 25,000	\$ 332,500	\$ 160,000	\$ 152,500	\$ 125,000	\$ 93,000	\$ 95,000	\$ 147,000
Total Volume	\$ -	\$ -	\$ -	\$ 57,900	\$ 279,000	\$ 1,609,000	\$ 699,600	\$ 793,875	\$ 368,400	\$ 1,052,500	\$ 1,616,900	\$ 564,000
Number Sold	0	0	0	1	3	4	5	6	5	9	13	4
Avg. Days on Market	0	0	0	175	708	267	353	241	196	104	324	300
High Price	\$ -	\$ -	\$ -	\$ 57,900	\$ 240,000	\$ 915,000	\$ 255,000	\$ 180,000	\$ 215,000	\$ 235,000	\$ 725,000	\$ 209,000
Low Price	\$ -	\$ -	\$ -	\$ 57,900	\$ 14,000	\$ 29,000	\$ 45,000	\$ 18,000	\$ 42,000	\$ 47,000	\$ 3,000	\$ 61,000

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	#DIV/0!	#DIV/0!	-100%	-38%	-77%	187%	6%	4%	9%	-6%	-12%	
Median Price	#DIV/0!	#DIV/0!	-100%	132%	-92%	108%	5%	22%	34%	-2%	-35%	
Total Volume	#DIV/0!	#DIV/0!	-100%	-79%	-83%	130%	-12%	115%	-65%	-35%	187%	
Number Sold	#DIV/0!	#DIV/0!	-100%	-67%	-25%	-20%	-17%	20%	-44%	-31%	225%	
Avg. Days on Market	#DIV/0!	#DIV/0!	-100%	-75%	165%	-24%	46%	23%	88%	-68%	8%	
High Price	#DIV/0!	#DIV/0!	-100%	-76%	-74%	259%	42%	-16%	-9%	-68%	247%	
Low Price	#DIV/0!	#DIV/0!	-100%	314%	-52%	-36%	150%	-57%	-11%	1467%	-95%	

Land (La Plata County Combined) 35 Acres +

	2011 Q1	2010 Q1	2009 Q1	2008 Q1	2007 Q1	2006 Q1	2005 Q1	2004 Q1	2003 Q1	2002 Q1	2001 Q1	2000 Q1
Average Price	\$ 351,250	\$ 253,875	\$ 471,250	\$ 724,500	\$ 292,857	\$ 406,600	\$ 462,875	\$ 250,673	\$ 277,850	\$ 316,162	\$ 224,613	\$ 112,511
Median Price	\$ 282,500	\$ 220,000	\$ 517,500	\$ 216,500	\$ 125,000	\$ 187,500	\$ 272,500	\$ 189,500	\$ 170,700	\$ 133,250	\$ 150,000	\$ 69,700
Total Volume	\$ 1,405,000	\$ 1,523,251	\$ 1,885,000	\$ 2,898,000	\$ 2,050,000	\$ 6,099,000	\$ 6,480,250	\$ 2,757,400	\$ 7,224,088	\$ 3,161,619	\$ 3,144,586	\$ 1,575,150
Number Sold	4	6	4	4	7	15	14	11	26	10	14	14
Avg. Days on Market	524	257	412	457	195	492	649	388	502	323	153	433
High Price	\$ 625,000	\$ 582,000	\$ 565,000	\$ 2,400,000	\$ 845,000	\$ 1,600,000	\$ 1,600,000	\$ 680,000	\$ 700,000	\$ 1,500,000	\$ 775,000	\$ 315,000
Low Price	\$ 215,000	\$ 117,500	\$ 285,000	\$ 65,000	\$ 69,500	\$ 105,000	\$ 70,000	\$ 30,000	\$ 55,000	\$ 55,000	\$ 25,000	\$ 11,500

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	38%	-46%	-35%	147%	-28%	-12%	85%	-10%	-12%	41%	100%	
Median Price	28%	-57%	139%	73%	-33%	-31%	44%	11%	28%	-11%	115%	
Total Volume	-8%	-19%	-35%	41%	-66%	-6%	135%	-62%	128%	1%	100%	
Number Sold	-33%	50%	0%	-43%	-53%	7%	27%	-58%	160%	-29%	0%	
Avg. Days on Market	104%	-38%	-10%	134%	-60%	-24%	67%	-23%	55%	111%	-65%	
High Price	7%	3%	-76%	184%	-47%	0%	135%	-3%	-53%	94%	146%	
Low Price	83%	-59%	338%	-6%	-34%	50%	133%	-45%	0%	120%	117%	

1st Quarter Trends

Land (La Plata County Combined) Durango Mountain Area

	2011 Q1	2010 Q1	2009 Q1	2008 Q1	2007 Q1	2006 Q1						
Average Price	\$ 110,000	\$ -	\$ -	\$ 459,380	\$ 305,230	\$ 349,880						
Median Price	\$ 110,000	\$ -	\$ -	\$ 475,000	\$ 247,500	\$ 324,900						
Total Volume	\$ 110,000	\$ -	\$ -	\$ 4,593,800	\$ 3,052,300	\$ 3,498,800						
Number Sold	1	0	0	10	10	10						
Avg. Days on Market	111	0	0	326	488	246						
High Price	\$ 110,000	\$ -	\$ -	\$ 795,000	\$ 635,000	\$ 550,000						
Low Price	\$ 110,000	\$ -	\$ -	\$ 165,000	\$ 150,000	\$ 229,500						

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006						
Average Price	#DIV/0!	#DIV/0!	-100%	51%	-13%							
Median Price	#DIV/0!	#DIV/0!	-100%	92%	-24%							
Total Volume	#DIV/0!	#DIV/0!	-100%	51%	-13%							
Number Sold	#DIV/0!	#DIV/0!	-100%	0%	0%							
Avg. Days on Market	#DIV/0!	#DIV/0!	-100%	-33%	98%							
High Price	#DIV/0!	#DIV/0!	-100%	25%	15%							
Low Price	#DIV/0!	#DIV/0!	-100%	10%	-35%							

Business & Income (La Plata County Combined) Business Opportunities

	2011 Q1	2010 Q1	2009 Q1	2008 Q1	2007 Q1	2006 Q1	2005 Q1	2004 Q1	2003 Q1	2002 Q1	2001 Q1	2000 Q1
Average Price	\$ -	\$ -	\$ 365,000	\$ 49,900	\$ -	\$ 708,324	\$ -	\$ 75,000	\$ 38,667	\$ 238,750	\$ 48,333	\$ 102,000
Median Price	\$ -	\$ -	\$ 365,000	\$ 49,900	\$ -	\$ 442,500	\$ -	\$ 75,000	\$ 30,000	\$ 65,000	\$ 35,000	\$ 102,500
Total Volume	\$ -	\$ -	\$ 730,000	\$ 49,900	\$ -	\$ 5,666,594	\$ -	\$ 150,000	\$ 116,000	\$ 955,000	\$ 145,000	\$ 204,000
Number Sold	0	0	2	1	0	8	0	2	3	4	3	2
Avg. Days on Market	0	0	187	166	0	408	0	189	597	415	169	280
High Price	\$ -	\$ -	\$ 530,000	\$ 49,900	\$ -	\$ 2,412,500	\$ -	\$ 125,000	\$ 60,000	\$ 790,000	\$ 90,000	\$ 136,000
Low Price	\$ -	\$ -	\$ 200,000	\$ 49,900	\$ -	\$ 141,600	\$ -	\$ 25,000	\$ 26,000	\$ 35,000	\$ 20,000	\$ 68,000

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	#DIV/0!	-100%	631%	#DIV/0!	-100%		-100%	94%	-84%	394%	-53%	
Median Price	#DIV/0!	-100%	631%	#DIV/0!	-100%		-100%	150%	-54%	86%	-66%	
Total Volume	#DIV/0!	-100%	1363%	#DIV/0!	-100%		-100%	29%	-88%	559%	-29%	
Number Sold	#DIV/0!	-100%	100%	#DIV/0!	-100%		-100%	-33%	-25%	33%	50%	
Avg. Days on Market	#DIV/0!	-100%	13%	#DIV/0!	-100%		-100%	-68%	44%	146%	-40%	
High Price	#DIV/0!	-100%	962%	#DIV/0!	-100%		-100%	108%	-92%	778%	-34%	
Low Price	#DIV/0!	-100%	301%	#DIV/0!	-100%		-100%	-4%	-26%	75%	-71%	

1st Quarter Trends

Business & Income (La Plata County Combined) Commercial Income

	2011 Q1	2010 Q1	2009 Q1	2008 Q1	2007 Q1	2006 Q1	2005 Q1	2004 Q1	2003 Q1	2002 Q1	2001 Q1	2000 Q1
Average Price	\$ 421,875	\$ 168,166	\$ 740,833	\$ 688,963	\$ 1,066,939	\$ 735,872	\$ 427,571	\$ 637,464	\$ 287,083	\$ 1,093,056	\$ 339,800	\$ 339,375
Median Price	\$ 377,250	\$ 240,000	\$ 340,000	\$ 787,500	\$ 645,000	\$ 315,000	\$ 263,975	\$ 407,500	\$ 262,500	\$ 650,000	\$ 445,000	\$ 287,500
Total Volume	\$ 1,687,500	\$ 504,500	\$ 2,222,500	\$ 5,511,707	\$ 14,937,157	\$ 8,094,594	\$ 7,696,272	\$ 8,924,500	\$ 1,722,500	\$ 9,837,500	\$ 1,699,000	\$ 2,715,000
Number Sold	4	3	3	8	14	11	18	14	6	9	5	8
Avg. Days on Market	376	268	158	180	171	369	287	169	365	176	667	394
High Price	\$ 740,000	\$ 260,000	\$ 1,562,500	\$ 1,175,707	\$ 4,875,000	\$ 2,412,500	\$ 1,985,000	\$ 2,050,000	\$ 600,000	\$ 3,250,000	\$ 580,000	\$ 795,000
Low Price	\$ 193,000	\$ 45,000	\$ 320,000	\$ 107,000	\$ 218,000	\$ 141,600	\$ 112,000	\$ 190,000	\$ 127,500	\$ 255,000	\$ 58,000	\$ 140,000

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	151%	-77%	8%	-35%	45%	72%	-33%	122%	-74%	222%	0%	
Median Price	57%	-29%	-57%	22%	105%	19%	-35%	55%	-60%	46%	55%	
Total Volume	234%	-77%	-60%	-63%	85%	5%	-14%	418%	-82%	479%	-37%	
Number Sold	33%	0%	-63%	-43%	27%	-39%	29%	133%	-33%	80%	-38%	
Avg. Days on Market	40%	70%	-12%	5%	-54%	29%	70%	-54%	107%	-74%	69%	
High Price	185%	-83%	33%	-76%	102%	22%	-3%	242%	-82%	460%	-27%	
Low Price	329%	-86%	199%	-51%	54%	26%	-41%	49%	-50%	340%	-59%	

Business & Income (La Plata County Combined) Commercial Land

	2011 Q1	2010 Q1	2009 Q1	2008 Q1	2007 Q1	2006 Q1	2005 Q1	2004 Q1	2003 Q1	2002 Q1	2001 Q1	2000 Q1
Average Price	\$ 421,875	\$ -	\$ 320,000	\$ 938,333	\$ -	\$ -	\$ -	\$ 308,333	\$ 385,000	\$ 420,333	\$ -	\$ 590,000
Median Price	\$ 377,250	\$ -	\$ 320,000	\$ 7,050,000	\$ -	\$ -	\$ -	\$ 355,000	\$ 385,000	\$ 175,000	\$ -	\$ 590,000
Total Volume	\$ 1,687,500	\$ -	\$ 320,000	\$ 2,815,000	\$ -	\$ -	\$ -	\$ 925,000	\$ 385,000	\$ 1,261,000	\$ -	\$ 590,000
Number Sold	4	0	1	3	0	0	0	3	1	3	0	1
Avg. Days on Market	376	0	49	370	0	0	0	494	54	207	0	347
High Price	\$ 740,000	\$ -	\$ 320,000	\$ 1,450,000	\$ -	\$ -	\$ -	\$ 375,000	\$ 385,000	\$ 965,000	\$ -	\$ 590,000
Low Price	\$ 193,000	\$ -	\$ 320,000	\$ 315,000	\$ -	\$ -	\$ -	\$ 195,000	\$ 385,000	\$ 121,000	\$ -	\$ 590,000

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	#DIV/0!	-100%	-66%	#DIV/0!			-100%	-20%	-8%		-100%	
Median Price	#DIV/0!	-100%	-95%	#DIV/0!			-100%	-8%	120%		-100%	
Total Volume	#DIV/0!	-100%	-89%	#DIV/0!			-100%	140%	-69%		-100%	
Number Sold	#DIV/0!	-100%	-67%	#DIV/0!			-100%	200%	-67%		-100%	
Avg. Days on Market	#DIV/0!	-100%	-87%	#DIV/0!			-100%	815%	-74%		-100%	
High Price	#DIV/0!	-100%	-78%	#DIV/0!			-100%	-3%	-60%		-100%	
Low Price	#DIV/0!	-100%	2%	#DIV/0!			-100%	-49%	218%		-100%	

1st Quarter Trends

Business & Income (La Plata County Combined) Commercial Lease NOTE: As of 1st quarter for 2009 we will now be reporting Monthly lease information.

	2011 Q1	2010 Q1	2009 Q1	2008 Q1	2007 Q1	2006 Q1	2005 Q1	2004 Q1	2003 Q1	2002 Q1	2001 Q1	2000 Q1
Average Price	\$ 1,962	\$ 1,749	\$ 5,021	\$ 7,955,500	\$ 13,448	\$ 4,500	\$ -	\$ 78,000	\$ -	\$ 2,400	\$ -	\$ 143,000
Median Price	\$ 1,301	\$ 1,798	\$ 6,654	\$ 7,955,500	\$ 13,448	\$ 4,500	\$ -	\$ 78,000	\$ -	\$ 2,400	\$ -	\$ 143,000
Total Volume	\$ 15,700	\$ 5,248	\$ 25,107	\$ 15,911,000	\$ 26,896	\$ 4,500	\$ -	\$ 78,000	\$ -	\$ 4,800	\$ -	\$ 143,000
Number Sold	8	3	5	2	2	1	0	1	0	2	0	1
Avg. Days on Market	241	347	191	430	122	380	0	5	0	151	0	249
High Price	\$ 4,181	\$ 2,600	\$ 9,278	\$ 15,847,000	\$ 24,696	\$ 4,500	\$ -	\$ 78,000	\$ -	\$ 3,500	\$ -	\$ 143,000
Low Price	\$ 1,040	\$ 850	\$ 750	\$ 64,000	\$ 2,200	\$ 4,500	\$ -	\$ 78,000	\$ -	\$ 1,300	\$ -	\$ 143,000

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	12%	-65%	-100%	59057%	199%		-100%		-100%		-100%	
Median Price	-28%	-73%	-100%	59057%	199%		-100%		-100%		-100%	
Total Volume	199%	-79%	-100%	59057%	498%		-100%		-100%		-100%	
Number Sold	167%	-40%	150%	0%	100%		-100%		-100%		-100%	
Avg. Days on Market	-31%	82%	-56%	252%	-68%		-100%		-100%		-100%	
High Price	61%	-72%	-100%	64068%	449%		-100%		-100%		-100%	
Low Price	22%	13%	-99%	2809%	-51%		-100%		-100%		-100%	

Business & Income (La Plata County Combined) Mobile/Modular - No Land

	2011 Q1	2010 Q1	2009 Q1	2008 Q1	2007 Q1	2006 Q1	2005 Q1	2004 Q1	2003 Q1	2002 Q1	2001 Q1	2000 Q1
Average Price	\$ 10,500	\$ -	\$ 22,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,000	\$ 27,500	\$ 49,000	\$ 27,036
Median Price	\$ 10,500	\$ -	\$ 22,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,000	\$ 25,000	\$ 49,000	\$ 16,000
Total Volume	\$ 21,000	\$ -	\$ 45,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,000	\$ 82,500	\$ 49,000	\$ 189,250
Number Sold	2	0	2	0	0	0	0	0	1	3	1	7
Avg. Days on Market	143	0	196	0	0	0	0	0	71	113	376	98
High Price	\$ 12,000	\$ -	\$ 28,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,000	\$ 33,000	\$ 49,000	\$ 55,000
Low Price	\$ 9,000	\$ -	\$ 17,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,000	\$ 24,500	\$ 49,000	\$ 10,750

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	#DIV/0!	-100%	#DIV/0!	#DIV/0!	#DIV/0!			-100%	13%	-44%	81%	
Median Price	#DIV/0!	-100%	#DIV/0!	#DIV/0!	#DIV/0!			-100%	24%	-49%	206%	
Total Volume	#DIV/0!	-100%	#DIV/0!	#DIV/0!	#DIV/0!			-100%	-62%	68%	-74%	
Number Sold	#DIV/0!	-100%	#DIV/0!	#DIV/0!	#DIV/0!			-100%	-67%	200%	-86%	
Avg. Days on Market	#DIV/0!	-100%	#DIV/0!	#DIV/0!	#DIV/0!			-100%	-37%	-70%	284%	
High Price	#DIV/0!	-100%	#DIV/0!	#DIV/0!	#DIV/0!			-100%	-6%	-33%	-11%	
Low Price	#DIV/0!	-100%	#DIV/0!	#DIV/0!	#DIV/0!			-100%	27%	-50%	356%	

1st Quarter Trends

Business & Income (La Plata County Combined) Multi-Family

	2011 Q1	2010 Q1	2009 Q1	2008 Q1	2007 Q1	2006 Q1	2005 Q1	2004 Q1	2003 Q1	2002 Q1	2001 Q1	2000 Q1
Average Price	\$ -	\$ -	\$ -	\$ 825,000	\$ 292,500	\$ -	\$ 412,500	\$ 650,000	\$ 251,250	\$ -	\$ 302,450	\$ 202,600
Median Price	\$ -	\$ -	\$ -	\$ 825,000	\$ 292,500	\$ -	\$ 417,500	\$ 650,000	\$ 251,250	\$ -	\$ 302,450	\$ 220,000
Total Volume	\$ -	\$ -	\$ -	\$ 825,000	\$ 585,000	\$ -	\$ 1,237,500	\$ 650,000	\$ 502,500	\$ -	\$ 604,900	\$ 1,013,000
Number Sold	0	0	0	1	2	0	3	1	2	0	2	5
Avg. Days on Market	0	0	0	137	130	0	316	556	45	0	345	192
High Price	\$ -	\$ -	\$ -	\$ 825,000	\$ 330,000	\$ -	\$ 470,000	\$ 650,000	\$ 355,000	\$ -	\$ 375,000	\$ 255,000
Low Price	\$ -	\$ -	\$ -	\$ 825,000	\$ 255,000	\$ -	\$ 350,000	\$ 650,000	\$ 147,500	\$ -	\$ 229,900	\$ 114,000

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	#DIV/0!	#DIV/0!	-100%	182%		-100%	-37%	159%		-100%	49%	
Median Price	#DIV/0!	#DIV/0!	-100%	182%		-100%	-36%	159%		-100%	37%	
Total Volume	#DIV/0!	#DIV/0!	-100%	41%		-100%	90%	29%		-100%	-40%	
Number Sold	#DIV/0!	#DIV/0!	-100%	-50%		-100%	200%	-50%		-100%	-60%	
Avg. Days on Market	#DIV/0!	#DIV/0!	-100%	5%		-100%	-43%	1136%		-100%	80%	
High Price	#DIV/0!	#DIV/0!	-100%	150%		-100%	-28%	83%		-100%	47%	
Low Price	#DIV/0!	#DIV/0!	-100%	224%		-100%	-46%	341%		-100%	102%	

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

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 VALLECITO LaPlata Co. RESORTS

	<i>Durango In Town Homes</i>											
	2011 Q2	2010 Q2	2009 Q2	2008 Q2	2007 Q2	2006 Q2	2005 Q2	2004 Q2	2003 Q2	2002 Q2	2001 Q2	2000 Q2
Average Price	\$ 406,792	\$ 364,994	\$ 363,126	\$ 468,436	\$ 429,815	\$ 511,262	\$ 388,096	\$ 310,636	\$ 288,661	\$ 265,988	\$ 250,644	\$ 224,150
Median Price	\$ 365,528	\$ 328,450	\$ 346,500	\$ 430,000	\$ 390,000	\$ 448,000	\$ 355,752	\$ 299,999	\$ 276,000	\$ 245,900	\$ 245,000	\$ 189,000
Total Volume	\$ 19,932,828	\$ 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	49	36	26	49	55	45	75	58	47	41	45	57
Avg. Days on Market	192	206	174	110	133	148	180	129	114	96	96	123
High Price	\$ 1,000,000	\$ 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	\$ 185,000	\$ 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>											
	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	11%	1%	-22%	9%	-16%	32%	25%	8%	9%	6%	12%	
Median Price	11%	-5%	-19%	10%	-13%	26%	19%	9%	12%	0%	30%	
Total Volume	52%	39%	-59%	-3%	3%	-21%	62%	33%	24%	-3%	-12%	
Number Sold	36%	38%	-47%	-11%	22%	-40%	29%	23%	15%	-9%	-21%	
Avg. Days on Market	-7%	18%	58%	-17%	-10%	-18%	40%	13%	19%	0%	-22%	
High Price	47%	-7%	-10%	-4%	-36%	85%	28%	-4%	7%	-9%	-15%	
Low Price	-9%	7%	-32%	3%	-6%	145%	1%	2%	10%	-12%	11%	
	<i>Bayfield In Town Homes</i>											
	2011 Q2	2010 Q2	2009 Q2	2008 Q2	2007 Q2	2006 Q2	2005 Q2	2004 Q2	2003 Q2	2002 Q2	2001 Q2	2000 Q2
Average Price	\$ 247,550	\$ 241,255	\$ 270,510	\$ 292,082	\$ 286,266	\$ 290,025	\$ 249,679	\$ 169,963	\$ 162,000	\$ 129,917	\$ 146,766	\$ 125,875
Median Price	\$ 245,000	\$ 247,805	\$ 290,000	\$ 298,018	\$ 283,000	\$ 293,450	\$ 239,395	\$ 172,000	\$ 146,500	\$ 128,750	\$ 150,000	\$ 125,875
Total Volume	\$ 1,237,750	\$ 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	5	11	10	11	18	16	13	4	14	6	13	2
Avg. Days on Market	84	146	209	120	144	132	128	153	112	77	104	158
High Price	\$ 302,750	\$ 305,000	\$ 328,100	\$ 372,000	\$ 369,900	\$ 485,000	\$ 363,000	\$ 175,850	\$ 245,000	\$ 162,500	\$ 205,000	\$ 157,000
Low Price	\$ 215,000	\$ 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>											
	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	3%	-11%	-7%	2%	-1%	16%	47%	5%	25%	-11%	17%	
Median Price	-1%	-15%	-3%	5%	-4%	23%	39%	17%	14%	-14%	19%	
Total Volume	-53%	-2%	-16%	-38%	11%	43%	377%	-70%	191%	-59%	658%	
Number Sold	-55%	10%	-9%	-39%	13%	23%	225%	-71%	133%	-54%	550%	
Avg. Days on Market	-42%	-30%	74%	-17%	9%	3%	-16%	37%	45%	-26%	-34%	
High Price	-1%	-7%	-12%	1%	-24%	34%	106%	-28%	51%	-21%	31%	
Low Price	19%	42%	-40%	14%	16%	-8%	9%	50%	20%	-4%	-2%	

2nd Quarter Trends

Ignacio In Town Homes												
	2011 Q2	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	0	1	6	2	3	2	0	2
Avg. Days on Market	0	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												
	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-100%	-24%	23%	-8%	44%	#DIV/0!	-100%	
Median Price	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-100%	-19%	15%	-10%	48%	#DIV/0!	-100%	
Total Volume	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-100%	-87%	270%	-39%	116%	#DIV/0!	-100%	
Number Sold	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-100%	-83%	200%	-33%	50%	#DIV/0!	-100%	
Avg. Days on Market	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-100%	-83%	3%	8%	-37%	#DIV/0!	-100%	
High Price	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-100%	-47%	70%	-11%	17%	#DIV/0!	-100%	
Low Price	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-100%	106%	-52%	-3%	93%	#DIV/0!	-100%	
Country Homes - La Plata County Combined												
	2011 Q2	2010 Q2	2009 Q2	2008 Q2	2007 Q2	2006 Q2	2005 Q2	2004 Q2	2003 Q2	2002 Q2	2001 Q2	2000 Q2
Average Price	\$ 378,280	\$ 471,192	\$ 350,921	\$ 538,078	\$ 442,240	\$ 401,870	\$ 383,802	\$ 292,561	\$ 284,959	\$ 256,895	\$ 250,251	\$ 236,847
Median Price	\$ 269,500	\$ 313,652	\$ 289,000	\$ 385,000	\$ 379,000	\$ 345,250	\$ 291,000	\$ 262,750	\$ 224,500	\$ 223,450	\$ 206,000	\$ 215,000
Total Volume	\$ 31,118,906	\$ 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	82	71	60	80	116	166	171	136	111	118	136	106
Avg. Days on Market	185	248	204	208	151	180	173	159	183	182	173	198
High Price	\$ 3,600,000	\$ 4,575,000	\$ 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	\$ 85,000	\$ 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												
	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	-20%	34%	-35%	22%	10%	5%	31%	3%	11%	3%	6%	
Median Price	-14%	9%	-25%	2%	10%	19%	11%	17%	0%	8%	-4%	
Total Volume	-7%	59%	-51%	-16%	-21%	-6%	75%	26%	4%	-11%	36%	
Number Sold	15%	18%	-25%	-31%	-30%	-3%	26%	23%	-6%	-13%	28%	
Avg. Days on Market	-25%	22%	-2%	38%	-16%	4%	9%	-13%	1%	5%	-13%	
High Price	-21%	108%	-69%	296%	-3%	-35%	278%	-63%	107%	-67%	227%	
Low Price	-91%	966%	7%	13%	12%	-11%	25%	6%	92%	-52%	91%	

2nd Quarter Trends

	Country Homes - Durango											
	2011 Q2	2010 Q2	2009 Q2	2008 Q2	2007 Q2	2006 Q2	2005 Q2	2004 Q2	2003 Q2	2002 Q2	2001 Q2	2000 Q2
Average Price	\$ 470,153	\$ 565,997	\$ 391,768	\$ 617,959	\$ 498,727	\$ 469,118	\$ 462,067	\$ 327,625	\$ 363,061	\$ 289,290	\$ 308,362	\$ 267,134
Median Price	\$ 325,000	\$ 380,500	\$ 323,500	\$ 495,000	\$ 431,500	\$ 415,000	\$ 369,900	\$ 290,000	\$ 314,000	\$ 235,000	\$ 250,000	\$ 238,500
Total Volume	\$ 21,627,050	\$ 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	46	50	42	56	71	95	112	72	109	82	79	79
Avg. Days on Market	228	293	219	209	155	185	189	141	167	183	203	198
High Price	\$ 3,600,000	\$ 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	\$ 85,000	\$ 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											
	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	-17%	44%	-37%	24%	6%	2%	41%	-10%	26%	-6%	15%	
Median Price	-15%	18%	-35%	15%	4%	12%	28%	-8%	34%	-6%	5%	
Total Volume	-24%	72%	-52%	-2%	-21%	-14%	119%	-40%	67%	-3%	15%	
Number Sold	-8%	19%	-25%	-21%	-25%	-15%	56%	-34%	33%	4%	0%	
Avg. Days on Market	-22%	34%	5%	35%	-16%	-2%	34%	-16%	-9%	-10%	3%	
High Price	-21%	108%	-69%	296%	-3%	-35%	278%	-54%	68%	-67%	227%	
Low Price	-53%	26%	-5%	11%	-7%	53%	58%	-47%	128%	-62%	306%	
	Country Homes - Bayfield											
	2011 Q2	2010 Q2	2009 Q2	2008 Q2	2007 Q2	2006 Q2	2005 Q2	2004 Q2	2003 Q2	2002 Q2	2001 Q2	2000 Q2
Average Price	\$ 270,185	\$ 256,068	\$ 281,619	\$ 359,976	\$ 371,174	\$ 319,443	\$ 263,741	\$ 255,067	\$ 213,784	\$ 213,627	\$ 163,578	\$ 166,738
Median Price	\$ 243,250	\$ 200,000	\$ 245,000	\$ 284,000	\$ 365,000	\$ 279,000	\$ 254,000	\$ 219,000	\$ 192,500	\$ 178,500	\$ 143,000	\$ 139,900
Total Volume	\$ 8,105,555	\$ 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	30	11	13	19	31	45	45	45	34	22	43	17
Avg. Days on Market	107	160	187	136	139	137	117	191	122	157	129	233
High Price	\$ 650,000	\$ 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	\$ 95,000	\$ 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											
	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	6%	-9%	-22%	-3%	16%	21%	3%	19%	0%	31%	-2%	
Median Price	22%	-18%	-14%	-22%	31%	10%	16%	14%	8%	25%	2%	
Total Volume	188%	-23%	-43%	-44%	-20%	23%	2%	58%	55%	-33%	148%	
Number Sold	173%	-15%	-32%	-39%	-31%	0%	0%	32%	55%	-49%	153%	
Avg. Days on Market	-33%	-14%	38%	-2%	1%	17%	-39%	57%	-22%	22%	-45%	
High Price	3%	22%	-51%	13%	16%	48%	-15%	41%	-26%	83%	-8%	
Low Price	-24%	-32%	17%	-14%	-10%	59%	0%	41%	-14%	31%	7%	

2nd Quarter Trends

	Country Homes - Resort											
	2011 Q2		2009 Q2	2008 Q2	2007 Q2	2006 Q2	2005 Q2	2004 Q2	2003 Q2	2002 Q2	2001 Q2	2000 Q2
Average Price	\$ 656,980	\$ 577,250	\$ 425,000	\$ 225,000	\$ 651,433	\$ 427,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Median Price	\$ 650,000	\$ 5,877,250	\$ 450,000	\$ 225,000	\$ 575,000	\$ 427,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Volume	\$ 3,284,900	\$ 1,154,500	\$ 425,000	\$ 225,000	\$ 1,954,300	\$ 855,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Number Sold	5	2	1	1	3	2	0	0	0	0	0	0
Avg. Days on Market	533	193	109	241	414	162	0	0	0	0	0	0
High Price	\$ 960,000	\$ 700,000	\$ 425,000	\$ 225,000	\$ 820,000	\$ 540,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Low Price	\$ 99,900	\$ 454,500	\$ 425,000	\$ 225,000	\$ 559,300	\$ 315,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Percent Change from Previous Year											
	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	14%	36%	89%	-65%	52%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
Median Price	-89%	1206%	100%	-61%	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
Total Volume	185%	172%	89%	-88%	129%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
Number Sold	150%	100%	0%	-67%	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
Avg. Days on Market	176%	77%	-55%	-42%	156%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
High Price	37%	65%	89%	-73%	52%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
Low Price	-78%	7%	89%	-60%	78%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
	Condo/Townhomes - Durango											
	2011 Q2	2010 Q2	2009 Q2	2008 Q2	2007 Q2	2006 Q2	2005 Q2	2004 Q2	2003 Q2	2002 Q2	2001 Q2	2000 Q2
Average Price	\$ 270,488	\$ 287,123	\$ 306,692	\$ 275,991	\$ 265,257	\$ 309,205	\$ 300,505	\$ 218,910	\$ 160,030	\$ 150,243	\$ 143,535	\$ 127,717
Median Price	\$ 265,000	\$ 273,750	\$ 287,500	\$ 235,220	\$ 259,700	\$ 259,500	\$ 274,500	\$ 197,500	\$ 142,000	\$ 149,000	\$ 128,500	\$ 125,000
Total Volume	\$ 9,196,600	\$ 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	34	44	35	48	40	59	70	59	51	32	44	39
Avg. Days on Market	327	251	209	185	194	237	279	147	156	144	100	108
High Price	\$ 545,000	\$ 555,000	\$ 700,000	\$ 550,000	\$ 600,000	\$ 767,500	\$ 805,910	\$ 519,000	\$ 408,484	\$ 285,021	\$ 415,000	\$ 295,000
Low Price	\$ 93,000	\$ 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											
	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	-6%	-6%	11%	4%	-14%	3%	37%	37%	7%	5%	12%	
Median Price	-3%	-5%	22%	-9%	0%	-5%	39%	39%	-5%	16%	3%	
Total Volume	-27%	18%	-19%	25%	-42%	-13%	63%	58%	70%	-24%	27%	
Number Sold	-23%	26%	-27%	20%	-32%	-16%	19%	16%	59%	-27%	13%	
Avg. Days on Market	30%	20%	13%	-5%	-18%	-15%	90%	-6%	8%	44%	-7%	
High Price	-2%	-21%	27%	-8%	-22%	-5%	55%	27%	43%	-31%	41%	
Low Price	-21%	-24%	7%	33%	-28%	173%	-17%	74%	-49%	456%	-74%	

2nd Quarter Trends

Condo/Townhomes - Bayfield												
	2011 Q2	2010 Q2	2009 Q2	2008 Q2	2007 Q2	2006 Q2	2005 Q2	2004 Q2	2003 Q2	2002 Q2	2001 Q2	2000 Q2
Average Price	\$ 143,875	\$ 203,000	\$ 208,000	\$ -	\$ 196,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Median Price	\$ 153,875	\$ 203,000	\$ 208,000	\$ -	\$ 196,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Volume	\$ 615,500	\$ 203,000	\$ 208,000	\$ -	\$ 392,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Number Sold	4	1	1	0	2	0	0	0	0	0	0	0
Avg. Days on Market	65	30	48	0	220	0	0	0	0	0	0	0
High Price	\$ 170,000	\$ 203,000	\$ 208,000	\$ -	\$ 202,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Low Price	\$ 142,500	\$ 203,000	\$ 208,000	\$ -	\$ 190,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Percent Change from Previous Year												
	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	-29%	-2%	#DIV/0!	-100%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Median Price	-24%	-2%	#DIV/0!	-100%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Total Volume	203%	-2%	#DIV/0!	-100%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Number Sold	300%	0%	#DIV/0!	-100%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Avg. Days on Market	117%	-38%	#DIV/0!	-100%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
High Price	-16%	-2%	#DIV/0!	-100%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Low Price	-30%	-2%	#DIV/0!	-100%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Condo/Townhomes - Resort												
	2011 Q2	2010 Q2	2009 Q2	2008 Q2	2007 Q2	2006 Q2	2005 Q2	2004 Q2	2003 Q2	2002 Q2	2001 Q2	2000 Q2
Average Price	\$ 263,069	\$ 467,212	\$ 388,500	\$ 215,636	\$ 275,581	\$ 437,750	\$ 200,400	\$ 162,101	\$ 147,962	\$ 225,244	\$ 114,662	\$ 122,274
Median Price	\$ 174,900	\$ 387,613	\$ 172,500	\$ 143,000	\$ 183,750	\$ 178,000	\$ 161,500	\$ 105,000	\$ 116,500	\$ 141,000	\$ 85,000	\$ 89,500
Total Volume	\$ 3,419,900	\$ 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	13	10	6	11	16	23	28	17	37	18	17	19
Avg. Days on Market	596	475	226	151	184	242	156	148	255	195	163	432
High Price	\$ 675,000	\$ 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	\$ 25,000	\$ 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												
	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	-44%	20%	80%	-22%	-37%	118%	24%	10%	-34%	96%	-6%	
Median Price	-55%	125%	21%	-22%	3%	10%	54%	-10%	-17%	66%	-5%	
Total Volume	-27%	100%	-2%	-46%	-56%	79%	104%	-50%	35%	108%	-16%	
Number Sold	30%	67%	-45%	-31%	-30%	-18%	65%	-54%	106%	6%	-11%	
Avg. Days on Market	25%	110%	50%	-18%	-24%	55%	5%	-42%	31%	20%	-62%	
High Price	-21%	-21%	95%	-27%	-46%	136%	-24%	0%	-3%	179%	-32%	
Low Price	-60%	-31%	35%	2%	11%	167%	-58%	231%	-43%	149%	-55%	

**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.

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2nd Quarter Trends

COLOR CODE DURANGO BAYFIELD IGNACIO VALLECITO LaPlata Co. RESORTS

1/8 Share Fractional - RESORT

	2011 Q2	2010 Q2	2009 Q2	2008 Q2
Average Price	\$ -	\$ 279,900	\$ 279,900	\$ 787,000
Median Price	\$ -	\$ 279,900	\$ 346,500	\$ 787,000
Total Volume	\$ -	\$ 279,900	\$ 559,800	#####
Number Sold	0	1	2	2
Avg. Days on Market	0	451	390	410
High Price	\$ -	\$ 279,900	\$ 279,900	\$ 899,000
Low Price	\$ -	\$ 279,900	\$ 279,900	\$ 675,000

Percent Change from Previous Year

	2011	2010	2009	2008
Average Price	-100%	0%	-64%	#DIV/0!
Median Price	-100%	-19%	-56%	#DIV/0!
Total Volume	-100%	-50%	-64%	#DIV/0!
Number Sold	-100%	-50%	0%	#DIV/0!
Avg. Days on Market	-100%	16%	-5%	#DIV/0!
High Price	-100%	0%	-69%	#DIV/0!
Low Price	-100%	0%	-59%	#DIV/0!

1/4 Share Fractional - Resort

	2011 Q2	2010 Q2	2009 Q2	2008 Q2
Average Price	\$ 22,000	\$ -	\$ -	\$ 437,952
Median Price	\$ 22,000	\$ -	\$ -	\$ 285,000
Total Volume	\$ 22,000	\$ -	\$ -	#####
Number Sold	1	0	0	11
Avg. Days on Market	196	0	0	286
High Price	\$ 22,000	\$ -	\$ -	\$ 935,000
Low Price	\$ 22,000	\$ -	\$ -	\$ 75,000

Percent Change from Previous Year

	2011	2010	2009	2008
Average Price	#DIV/0!	#DIV/0!	-100%	#DIV/0!
Median Price	#DIV/0!	#DIV/0!	-100%	#DIV/0!
Total Volume	#DIV/0!	#DIV/0!	-100%	#DIV/0!
Number Sold	#DIV/0!	#DIV/0!	-100%	#DIV/0!
Avg. Days on Market	#DIV/0!	#DIV/0!	-100%	#DIV/0!
High Price	#DIV/0!	#DIV/0!	-100%	#DIV/0!
Low Price	#DIV/0!	#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.

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2nd Quarter Trends

COLOR CODE DURANGO BAYFIELD IGNACIO LaPlata Co.

Farm/Ranch (La Plata County Combined)

	2011 Q2	2010 Q2	2009 Q2	2008 Q2	2007 Q2	2006 Q2						
Average Price	\$ 709,000	\$ 765,000	\$ 4,552,000	\$ 448,000	\$ -	\$ -						
Median Price	\$ 709,000	\$ 765,000	\$ 4,552,000	\$ 448,000	\$ -	\$ -						
Total Volume	\$ 1,418,000	\$ 765,000	\$ 346,500	\$ 448,000	\$ -	\$ -						
Number Sold	2	1	1	1	0	0						
Avg. Days on Market	547	57	366	355	0	0						
High Price	\$ 1,000,000	\$ 765,000	\$ 4,552,000	\$ 448,000	\$ -	\$ -						
Low Price	\$ 418,000	\$ 765,000	\$ 4,552,000	\$ 448,000	\$ -	\$ -						

Percent Change from Previous Year

	2011	2010	2009	2008	2007							
Average Price	-7%	-83%	916%	#DIV/0!	#DIV/0!							
Median Price	-7%	-83%	916%	#DIV/0!	#DIV/0!							
Total Volume	85%	121%	-23%	#DIV/0!	#DIV/0!							
Number Sold	100%	0%	0%	#DIV/0!	#DIV/0!							
Avg. Days on Market	860%	-84%	3%	#DIV/0!	#DIV/0!							
High Price	31%	-83%	916%	#DIV/0!	#DIV/0!							
Low Price	-45%	-83%	916%	#DIV/0!	#DIV/0!							

Land (InTown) Durango

	2011 Q2	2010 Q2	2009 Q2	2008 Q2	2007 Q2	2006 Q2	2005 Q2	2004 Q2	2003 Q2			
Average Price	\$ 272,675	\$ 135,000	\$ 375,000	\$ 425,000	\$ 1,205,500	\$ 201,833	\$ 489,247	\$ 299,264	\$ -			
Median Price	\$ 251,000	\$ 135,000	\$ 375,000	\$ 475,000	\$ 281,000	\$ 192,000	\$ 200,000	\$ 223,250	\$ -			
Total Volume	\$ 2,181,400	\$ 270,000	\$ 750,000	\$ 1,275,000	\$ 4,822,000	\$ 1,211,000	\$ 1,467,770	\$ 3,591,170	\$ -			
Number Sold	8	2	2	3	4	6	3	12	0			
Avg. Days on Market	606	654	505	356	115	155	236	341	0			
High Price	\$ 650,000	\$ 155,000	\$ 600,000	\$ 540,000	\$ 4,100,000	\$ 245,000	\$ 1,069,770	\$ 1,300,000	\$ -			
Low Price	\$ 95,000	\$ 115,000	\$ 150,000	\$ 260,000	\$ 160,000	\$ 175,000	\$ 198,000	\$ 120,000	\$ -			

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006	2005	2004	2003			
Average Price	102%	-64%	-12%	-65%	497%	-59%	63%	#DIV/0!				
Median Price	86%	-64%	-21%	69%	46%	-4%	-10%	#DIV/0!				
Total Volume	708%	-64%	-41%	-74%	298%	-17%	-59%	#DIV/0!				
Number Sold	300%	0%	-33%	-25%	-33%	100%	-75%	#DIV/0!				
Avg. Days on Market	-7%	30%	42%	210%	-26%	-34%	-31%	#DIV/0!				
High Price	319%	-74%	11%	-87%	1573%	-77%	-18%	#DIV/0!				
Low Price	-17%	-23%	-42%	63%	-9%	-12%	65%	#DIV/0!				

2nd Quarter Trends

	<i>Land (In Town) Bayfield</i>									
	2011 Q2	2010 Q2	2009 Q2	2008 Q2	2007 Q2	2006 Q2	2005 Q2	2004 Q2	2003 Q2	
Average Price	\$ 41,000	\$ 75,000	\$ 350,000	\$ 61,825	\$ 49,900	\$ 69,909	\$ 57,667	\$ 61,730	\$ -	
Median Price	\$ 41,000	\$ 80,000	\$ 350,000	\$ 62,450	\$ 49,900	\$ 65,400	\$ 52,000	\$ 68,000	\$ -	
Total Volume	\$ 82,000	\$ 225,000	\$ 350,000	\$ 247,300	\$ 99,800	\$ 769,000	\$ 346,000	\$ 308,648	\$ -	
Number Sold	2	3	1	4	2	11	6	5	0	
Avg. Days on Market	426	258	19	333	446	192	501	117	0	
High Price	\$ 44,000	\$ 101,000	\$ 350,000	\$ 69,900	\$ 49,900	\$ 99,000	\$ 76,000	\$ 51,000	\$ -	
Low Price	\$ 38,000	\$ 44,000	\$ 350,000	\$ 52,500	\$ 49,900	\$ 62,900	\$ 52,000	\$ 70,648	\$ -	
	<i>Percent Change from Previous Year</i>									
	2011	2010	2009	2008	2007	2006	2005	2004	2003	
Average Price	-45%	-79%	466%	24%	-29%	21%	-7%	#DIV/0!		
Median Price	-49%	-77%	460%	25%	-24%	26%	-24%	#DIV/0!		
Total Volume	-64%	-36%	42%	148%	-87%	122%	12%	#DIV/0!		
Number Sold	-33%	200%	-75%	100%	-82%	83%	20%	#DIV/0!		
Avg. Days on Market	65%	1258%	-94%	-25%	132%	-62%	328%	#DIV/0!		
High Price	-56%	-71%	401%	40%	-50%	30%	49%	#DIV/0!		
Low Price	-14%	-87%	567%	5%	-21%	21%	-26%	#DIV/0!		
	<i>Land (In Town) Ignacio</i>									
	2011 Q2	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	0	1	0	
Avg. Days on Market	0	0	0	0	0	0	0	62	0	
High Price	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ -	
Low Price	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ -	
	<i>Percent Change from Previous Year</i>									
	2011	2010	2009	2008	2007	2006	2005	2004	2003	
Average Price	#DIV/0!	#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!	#DIV/0!	-100%	#DIV/0!	#DIV/0!	
Total Volume	#DIV/0!	#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!	#DIV/0!	-100%	#DIV/0!	#DIV/0!	
Avg. Days on Market	#DIV/0!	#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!	#DIV/0!	-100%	#DIV/0!	#DIV/0!	
Low Price	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-100%	#DIV/0!	#DIV/0!	

2nd Quarter Trends

	<i>Land (La Plata County Combined) Lots Under 1 Acre</i>											
	<i>2011 Q2</i>	<i>2010 Q2</i>	<i>2009 Q2</i>	<i>2008 Q2</i>	<i>2007 Q2</i>	<i>2006 Q2</i>	<i>2005 Q2</i>	<i>2004 Q2</i>	<i>2003 Q2</i>	<i>2002 Q2</i>	<i>2001 Q2</i>	<i>2000 Q2</i>
Average Price	\$ 93,468	\$ 128,662	\$ 27,833	\$ 339,070	\$ 134,200	\$ 127,746	\$ 129,863	\$ 105,269	\$ 40,993	\$ 54,882	\$ 41,675	\$ 47,268
Median Price	\$ 97,400	\$ 99,950	\$ 24,000	\$ 378,716	\$ 136,500	\$ 100,000	\$ 129,900	\$ 72,950	\$ 28,500	\$ 43,900	\$ 44,250	\$ 33,200
Total Volume	\$ 1,028,150	\$ 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	11	8	3	3	10	13	19	24	14	37	18	22
Avg. Days on Market	163	249	350	26	138	180	151	161	134	197	431	175
High Price	\$ 197,000	\$ 338,000	\$ 35,500	\$ 399,494	\$ 300,000	\$ 273,500	\$ 335,000	\$ 325,000	\$ 105,000	\$ 219,000	\$ 119,000	\$ 214,900
Low Price	\$ 14,850	\$ 60,000	\$ 24,000	\$ 239,000	\$ 21,000	\$ 49,500	\$ 27,500	\$ 15,750	\$ 9,000	\$ 8,500	\$ 1,600	\$ 6,900
	<i>Percent Change from Previous Year</i>											
	<i>2011</i>	<i>2010</i>	<i>2009</i>	<i>2008</i>	<i>2007</i>	<i>2006</i>	<i>2005</i>	<i>2004</i>	<i>2003</i>	<i>2002</i>	<i>2001</i>	<i>2000</i>
Average Price	-27%	362%	-92%	153%	5%	-2%	23%	157%	-25%	32%	-12%	
Median Price	-3%	316%	-94%	177%	37%	-23%	78%	156%	-35%	-1%	33%	
Total Volume	0%	1133%	-92%	-24%	-19%	-33%	-2%	340%	-72%	171%	-28%	
Number Sold	38%	167%	0%	-70%	-23%	-32%	-21%	71%	-62%	106%	-18%	
Avg. Days on Market	-35%	-29%	1246%	-81%	-23%	19%	-6%	20%	-32%	-54%	146%	
High Price	-42%	852%	-91%	33%	10%	-18%	3%	210%	-52%	84%	-45%	
Low Price	-75%	150%	-90%	1038%	-58%	80%	75%	75%	6%	431%	-77%	
	<i>Land (La Plata County Combined) 1 - 9.99 Acres</i>											
	<i>2011 Q2</i>	<i>2010 Q2</i>	<i>2009 Q2</i>	<i>2008 Q2</i>	<i>2007 Q2</i>	<i>2006 Q2</i>	<i>2005 Q2</i>	<i>2004 Q2</i>	<i>2003 Q2</i>	<i>2002 Q2</i>	<i>2001 Q2</i>	<i>2000 Q2</i>
Average Price	\$ 133,263	\$ 134,350	\$ 170,833	\$ 204,890	\$ 225,255	\$ 185,917	\$ 133,706	\$ 90,783	\$ 65,980	\$ 76,888	\$ 41,675	\$ 71,677
Median Price	\$ 120,000	\$ 123,750	\$ 160,000	\$ 160,000	\$ 182,750	\$ 110,000	\$ 65,200	\$ 49,250	\$ 40,000	\$ 49,000	\$ 44,250	\$ 40,000
Total Volume	\$ 1,465,900	\$ 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	11	10	6	15	18	17	48	42	53	64	18	61
Avg. Days on Market	233	216	341	158	344	203	178	175	193	294	431	284
High Price	\$ 295,000	\$ 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	\$ 10,000	\$ 20,000	\$ 126,500	\$ 50,000	\$ 60,000	\$ 63,000	\$ 27,750	\$ 6,000	\$ 5,000	\$ 7,000	\$ 1,600	\$ 6,500
	<i>Percent Change from Previous Year</i>											
	<i>2011</i>	<i>2010</i>	<i>2009</i>	<i>2008</i>	<i>2007</i>	<i>2006</i>	<i>2005</i>	<i>2004</i>	<i>2003</i>	<i>2002</i>	<i>2001</i>	<i>2000</i>
Average Price	-1%	-21%	-17%	-9%	21%	39%	47%	38%	-14%	84%	-42%	
Median Price	-3%	-23%	0%	-12%	66%	69%	32%	23%	-18%	11%	11%	
Total Volume	9%	31%	-67%	-24%	28%	-51%	68%	9%	-29%	556%	-83%	
Number Sold	10%	67%	-60%	-17%	6%	-65%	14%	-21%	-17%	256%	-70%	
Avg. Days on Market	8%	-37%	116%	-54%	69%	14%	2%	-9%	-34%	-32%	52%	
High Price	0%	16%	-38%	-55%	45%	-42%	10%	111%	-32%	488%	-67%	
Low Price	-50%	-84%	153%	-17%	-5%	127%	363%	20%	-29%	338%	-75%	

2nd Quarter Trends

Land (La Plata County Combined) 10 to 34.99 Acres

	2011 Q2	2010 Q2	2009 Q2	2008 Q2	2007 Q2	2006 Q2	2005 Q2	2004 Q2	2003 Q2	2002 Q2	2001 Q2	2000 Q2
Average Price	\$ 205,000	\$ 59,000	\$ 71,500	\$ 175,750	\$ 201,950	\$ 248,166	\$ 243,923	\$ 169,000	\$ 339,553	\$ 130,204	\$ 128,290	\$ 128,503
Median Price	\$ 205,000	\$ 59,000	\$ 42,500	\$ 107,500	\$ 192,500	\$ 242,000	\$ 188,000	\$ 179,000	\$ 87,950	\$ 128,500	\$ 98,750	\$ 98,500
Total Volume	\$ 410,000	\$ 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	2	1	3	6	4	3	13	7	16	13	10	11
Avg. Days on Market	143	36	453	245	147	349	326	313	221	339	514	519
High Price	\$ 365,000	\$ 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	\$ 45,000	\$ 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

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	247%	-17%	-59%	-13%	-19%	2%	44%	-50%	161%	1%	0%	
Median Price	247%	39%	-60%	-44%	-20%	29%	5%	104%	-32%	30%	0%	
Total Volume	595%	-72%	-80%	31%	9%	-77%	168%	-78%	221%	32%	-9%	
Number Sold	100%	-67%	-50%	50%	33%	-77%	86%	-56%	23%	30%	-9%	
Avg. Days on Market	297%	-92%	85%	67%	-58%	7%	4%	42%	-35%	-34%	-1%	
High Price	519%	-60%	-73%	82%	-2%	-64%	183%	-92%	1018%	8%	4%	
Low Price	-24%	157%	-6%	-80%	-38%	153%	-24%	300%	-5%	-34%	-13%	

Land (La Plata County Combined) 35 Acres +

	2011 Q2	2010 Q2	2009 Q2	2008 Q2	2007 Q2	2006 Q2	2005 Q2	2004 Q2	2003 Q2	2002 Q2	2001 Q2	2000 Q2
Average Price	\$ 418,900	\$ 303,250	\$ 260,142	\$ 747,250	\$ 305,697	\$ 297,535	\$ 411,996	\$ 173,065	\$ 126,412	\$ 228,195	\$ 164,567	\$ 254,530
Median Price	\$ 189,500	\$ 220,000	\$ 200,000	\$ 750,000	\$ 192,523	\$ 250,000	\$ 230,000	\$ 157,500	\$ 70,000	\$ 150,000	\$ 144,000	\$ 160,300
Total Volume	\$ 2,094,500	\$ 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	5	4	7	4	6	15	27	15	25	21	15	17
Avg. Days on Market	432	467	378	283	517	407	276	214	304	461	372	440
High Price	\$ 840,000	\$ 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	\$ 45,000	\$ 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

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	38%	17%	-65%	144%	3%	-28%	138%	37%	-45%	39%	-35%	
Median Price	-14%	10%	-73%	290%	-23%	9%	46%	125%	-53%	4%	-10%	
Total Volume	73%	-33%	-39%	63%	-59%	-60%	329%	-18%	-34%	94%	-43%	
Number Sold	25%	-43%	75%	-33%	-60%	-44%	80%	-40%	19%	40%	-12%	
Avg. Days on Market	-7%	24%	34%	-45%	27%	47%	29%	-30%	-34%	24%	-15%	
High Price	39%	10%	-52%	51%	-13%	-79%	552%	23%	-46%	110%	-45%	
Low Price	-73%	30%	-62%	142%	-53%	644%	14%	76%	-38%	-54%	47%	

2nd Quarter Trends

	<i>Land (La Plata County Combined) Durango Mountain Area (Resort)</i>											
	2011 Q2	2010 Q2	2009 Q2	2008 Q2	2007 Q2	2006 Q2						
Average Price	\$ 113,250	\$ 164,450	\$ -	\$ 135,950	\$ 347,000	\$ 676,076						
Median Price	\$ 113,250	\$ 164,450	\$ -	\$ 135,950	\$ 347,000	\$ 279,900						
Total Volume	\$ 226,500	\$ 328,900	\$ -	\$ 271,900	\$ 694,000	\$ 8,789,000						
Number Sold	2	2	0	2	2	13						
Avg. Days on Market	500	58	0	376	554	263						
High Price	\$ 150,000	\$ 229,000	\$ -	\$ 137,000	\$ 475,000	\$ 5,000,000						
Low Price	\$ 76,500	\$ 99,900	\$ -	\$ 134,900	\$ 219,000	\$ 100,000						
	<i>Percent Change from Previous Year</i>											
	2011	2010	2009	2008	2007	2006						
Average Price	-31%	#DIV/0!	-100%	-61%	-49%							
Median Price	-31%	#DIV/0!	-100%	-61%	24%							
Total Volume	-31%	#DIV/0!	-100%	-61%	-92%							
Number Sold	0%	#DIV/0!	-100%	0%	-85%							
Avg. Days on Market	762%	#DIV/0!	-100%	-32%	111%							
High Price	-34%	#DIV/0!	-100%	-71%	-91%							
Low Price	-23%	#DIV/0!	-100%	-38%	119%							
	<i>Business & Income (La Plata County Combined) Business Opportunities</i>											
	2011 Q2	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	0	1	0	3	1	8	2	5	3	3	2	5
Avg. Days on Market	0	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
	<i>Percent Change from Previous Year</i>											
	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	-100%	#DIV/0!	-100%	-82%	-54%	585%	3%	107%	91%	-9%	-80%	
Median Price	-100%	#DIV/0!	-100%	-78%	-34%	385%	-16%	254%	26%	-1%	-80%	
Total Volume	-100%	#DIV/0!	-100%	-46%	-94%	2638%	-59%	245%	91%	36%	-92%	
Number Sold	-100%	#DIV/0!	-100%	200%	-88%	300%	-60%	67%	0%	50%	-60%	
Avg. Days on Market	-100%	#DIV/0!	-100%	956%	-87%	42%	-1%	34%	-56%	208%	-33%	
High Price	-100%	#DIV/0!	-100%	-78%	-81%	1225%	-25%	95%	122%	-16%	-87%	
Low Price	-100%	#DIV/0!	-100%	-90%	198%	47%	138%	59%	165%	3%	-67%	

2nd Quarter Trends

	Business & Income (La Plata County Combined) Commercial Income											
	2011 Q2	2010 Q2	2009 Q2	2008 Q2	2007 Q2	2006 Q2	2005 Q2	2004 Q2	2003 Q2	2002 Q2	2001 Q2	2000 Q2
Average Price	\$ 437,000	\$ 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	\$ 337,500	\$ 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	\$ 1,748,000	\$ 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	6	4	2	5	6	15	13	10	10	12	8	6
Avg. Days on Market	349	311	312	421	224	510	259	281	214	371	401	145
High Price	\$ 800,000	\$ 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	\$ 273,000	\$ 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											
	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	-19%	-53%	42%	76%	-3%	-29%	-31%	101%	-27%	64%	-59%	
Median Price	-30%	-58%	180%	22%	0%	-29%	-1%	43%	-30%	42%	-47%	
Total Volume	-19%	-6%	-43%	47%	-61%	-18%	-10%	101%	-40%	146%	-45%	
Number Sold	50%	100%	-60%	-17%	-60%	15%	30%	0%	-17%	50%	33%	
Avg. Days on Market	12%	0%	-26%	88%	-56%	97%	-8%	31%	-42%	-7%	177%	
High Price	-16%	-27%	-35%	54%	-12%	-9%	-63%	242%	-24%	89%	-68%	
Low Price	12%	-76%	400%	6%	38%	8%	-15%	87%	-47%	30%	-48%	
	Business & Income (La Plata County Combined) Commercial Land											
	2011 Q2	2010 Q2	2009 Q2	2008 Q2	2007 Q2	2006 Q2	2005 Q2	2004 Q2	2003 Q2	2002 Q2	2001 Q2	2000 Q2
Average Price	\$ 208,485	\$ -	\$ -	\$ -	\$ 797,500	\$ 458,000	\$ 436,935	\$ 223,250	\$ 91,250	\$ 303,758	\$ 644,450	\$ 175,250
Median Price	\$ 208,485	\$ -	\$ -	\$ -	\$ 797,500	\$ 458,000	\$ 405,780	\$ 178,500	\$ 91,250	\$ 121,000	\$ 644,450	\$ 160,000
Total Volume	\$ 416,970	\$ -	\$ -	\$ -	\$ 1,595,000	\$ 916,000	\$ 2,621,610	\$ 1,786,000	\$ 182,500	\$ 2,126,308	\$ 1,288,900	\$ 701,000
Number Sold	2	0	0	0	2	2	6	8	2	7	2	4
Avg. Days on Market	422	0	0	0	359	117	649	888	185	213	230	291
High Price	\$ 260,000	\$ -	\$ -	\$ -	\$ 1,290,000	\$ 600,000	\$ 880,000	\$ 575,000	\$ 95,000	\$ 1,332,308	\$ 1,190,000	\$ 222,000
Low Price	\$ 156,970	\$ -	\$ -	\$ -	\$ 305,000	\$ 316,000	\$ 190,000	\$ 130,000	\$ 87,500	\$ 30,000	\$ 98,900	\$ 159,000
	Percent Change from Previous Year											
	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	#DIV/0!	#DIV/0!	#DIV/0!	-100%	74%	5%	96%	145%	-70%	-53%	268%	
Median Price	#DIV/0!	#DIV/0!	#DIV/0!	-100%	74%	13%	127%	96%	-25%	-81%	303%	
Total Volume	#DIV/0!	#DIV/0!	#DIV/0!	-100%	74%	-65%	47%	879%	-91%	65%	84%	
Number Sold	#DIV/0!	#DIV/0!	#DIV/0!	-100%	0%	-67%	-25%	300%	-71%	250%	-50%	
Avg. Days on Market	#DIV/0!	#DIV/0!	#DIV/0!	-100%	207%	-82%	-27%	380%	-13%	-7%	-21%	
High Price	#DIV/0!	#DIV/0!	#DIV/0!	-100%	115%	-32%	53%	505%	-93%	12%	436%	
Low Price	#DIV/0!	#DIV/0!	#DIV/0!	-100%	-3%	66%	46%	49%	192%	-70%	-38%	

2nd Quarter Trends

Business & Income (La Plata County Combined) Commercial Lease

	2011 Q2	2010 Q2	2009 Q2	2008 Q2	2007 Q2	2006 Q2	2005 Q2	2004 Q2	2003 Q2	2002 Q2	2001 Q2	2000 Q2
Average Price	\$ 1,967	\$ 1,955	\$ 4,449	\$ 49,981	\$ 57,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,000
Median Price	\$ 2,000	\$ 2,117	\$ 4,449	\$ 24,696	\$ 57,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,000
Total Volume	\$ 9,835	\$ 7,823	\$ 8,898	\$ 249,906	\$ 57,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,000
Number Sold	5	4	2	5	1	0	0	0	0	0	0	1
Avg. Days on Market	236	294	188	100	264	0	0	0	0	0	0	30
High Price	\$ 2,700	\$ 2,520	\$ 5,398	\$ 185,540	\$ 57,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,000
Low Price	\$ 1,135	\$ 1,068	\$ 3,500	\$ 900	\$ 57,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,000

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	1%	-56%	-91%	-13%								
Median Price	-6%	-52%	-82%	-57%								
Total Volume	26%	-12%	-96%	334%								
Number Sold	25%	100%	-60%	400%								
Avg. Days on Market	-20%	56%	88%	-62%								
High Price	7%	-53%	-97%	222%								
Low Price	6%	-69%	289%	-98%								

Business & Income (La Plata County Combined) Mobile/Modular - No Land

	2011 Q2	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	0	2	0	0	1	2	3	2	10	7	2	3
Avg. Days on Market	0	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

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	-100%	#DIV/0!	#DIV/0!	-100%	27%	40%	5%	11%	-20%	26%	-18%	
Median Price	-100%	#DIV/0!	#DIV/0!	-100%	27%	38%	7%	52%	-36%	15%	-10%	
Total Volume	-100%	#DIV/0!	#DIV/0!	-100%	-37%	-7%	58%	-78%	14%	340%	-46%	
Number Sold	-100%	#DIV/0!	#DIV/0!	-100%	-50%	-33%	50%	-80%	43%	250%	-33%	
Avg. Days on Market	-100%	#DIV/0!	#DIV/0!	-100%	-35%	-64%	-18%	326%	-29%	-33%	-24%	
High Price	-100%	#DIV/0!	#DIV/0!	-100%	9%	50%	11%	-68%	85%	37%	-16%	
Low Price	-100%	#DIV/0!	#DIV/0!	-100%	50%	30%	-2%	325%	50%	-70%	-33%	

2nd Quarter Trends

	Business & Income (La Plata County Combined) Multi-Family											
	2011 Q2	2010 Q2	2009 Q2	2008 Q2	2007 Q2	2006 Q2	2005 Q2	2004 Q2	2003 Q2	2002 Q2	2001 Q2	2000 Q2
Average Price	\$ 399,000	\$ -	\$ -	\$ 396,333	\$ -	\$ 425,000	\$ 422,230	\$ 406,400	\$ 150,100	\$ 249,500	\$ 225,833	\$ 350,000
Median Price	\$ 399,000	\$ -	\$ -	\$ 475,000	\$ -	\$ 425,000	\$ 389,000	\$ 400,000	\$ 103,000	\$ 249,500	\$ 220,000	\$ 227,500
Total Volume	\$ 399,000	\$ -	\$ -	\$ 1,189,000	\$ -	\$ 425,000	\$ 1,266,690	\$ 2,032,000	\$ 750,500	\$ 499,000	\$ 677,500	\$ 1,052,500
Number Sold	1	0	0	3	0	1	3	5	5	2	3	3
Avg. Days on Market	70	0	0	153	0	59	129	117	162	34	108	72
High Price	\$ 399,000	\$ -	\$ -	\$ 525,000	\$ -	\$ 425,000	\$ 459,000	\$ 555,000	\$ 245,000	\$ 253,000	\$ 307,500	\$ 650,000
Low Price	\$ 399,000	\$ -	\$ -	\$ 189,000	\$ -	\$ 425,000	\$ 382,690	\$ 260,000	\$ 60,000	\$ 246,000	\$ 150,000	\$ 175,000
	Percent Change from Previous Year											
	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	#DIV/0!	#DIV/0!	-100%	#DIV/0!		1%	4%	171%	-40%	10%	-35%	
Median Price	#DIV/0!	#DIV/0!	-100%	#DIV/0!		9%	-3%	288%	-59%	13%	-3%	
Total Volume	#DIV/0!	#DIV/0!	-100%	#DIV/0!		-66%	-38%	171%	50%	-26%	-36%	
Number Sold	#DIV/0!	#DIV/0!	-100%	#DIV/0!		-67%	-40%	0%	150%	-33%	0%	
Avg. Days on Market	#DIV/0!	#DIV/0!	-100%	#DIV/0!		-54%	10%	-28%	376%	-69%	50%	
High Price	#DIV/0!	#DIV/0!	-100%	#DIV/0!		-7%	-17%	127%	-3%	-18%	-53%	
Low Price	#DIV/0!	#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 Vail. 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.												

3rd Quarter Trends

COLOR CODE DURANGO BAYFIELD IGNACIO VALLECITO LaPlata Co. Dgo. Mtn. Area

Durango In Town Homes												
	2011 Q3	2010 Q3	2009 Q3	2008 Q3	2007 Q3	2006 Q3	2005 Q3	2004 Q3	2003 Q3	2002 Q3	2001 Q3	2000 Q3
Average Price	\$ 368,163	\$ 373,614	\$ 434,472	\$ 436,531	\$ 453,279	\$ 460,844	\$ 455,291	\$ 373,612	\$ 336,817	\$ 248,643	\$ 246,154	\$ 239,563
Median Price	\$ 362,500	\$ 325,000	\$ 346,500	\$ 394,900	\$ 460,000	\$ 436,050	\$ 392,000	\$ 303,545	\$ 290,000	\$ 241,900	\$ 208,000	\$ 195,500
Total Volume	\$ 17,671,850	\$ 10,834,819	\$11,730,770	\$15,278,599	\$19,944,300	\$19,816,294	#####	#####	#####	\$16,161,819	\$10,092,300	\$11,499,000
Number Sold	48	29	27	35	44	43	70	73	43	65	41	48
Avg. Days on Market	166	194	213	148	133	132	101	124	105	87	102	114
High Price	\$ 659,500	\$ 970,000	\$ 900,000	\$ 900,000	\$ 1,253,500	\$ 730,000	\$ 1,775,000	\$ 988,900	\$ 767,500	\$ 550,000	\$ 536,000	\$ 575,000
Low Price	\$ 165,000	\$ 100,000	\$ 200,000	\$ 255,000	\$ 220,000	\$ 290,000	\$ 85,000	\$ 93,000	\$ 18,000	\$ 79,000	\$ 111,500	\$ 125,000
Percent Change from Previous Year												
	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	-1%	-14%	0%	-4%	-2%	1%	22%	11%	35%	1%	3%	
Median Price	11.54%	-6.20%	-12%	-14%	5%	11%	29%	5%	20%	16%	6%	
Total Volume	63%	-8%	-23%	-23%	1%	-38%	17%	88%	-10%	60%	-12%	
Number Sold	65.52%	7.41%	-23%	-20%	2%	-39%	-4%	70%	-34%	59%	-15%	
Avg. Days on Market	-14%	-9%	44%	11%	1%	31%	-19%	18%	21%	-15%	-11%	
High Price	-32%	8%	0%	-28%	72%	-59%	79%	29%	40%	3%	-7%	
Low Price	65%	-50%	-22%	16%	-24%	241%	-9%	417%	-77%	-29%	-11%	
Bayfield In Town Homes												
	2011 Q3	2010 Q3	2009 Q3	2008 Q3	2007 Q3	2006 Q3	2005 Q3	2004 Q3	2003 Q3	2002 Q3	2001 Q3	2000 Q3
Average Price	\$ 221,229	\$ 238,867	\$ 246,541	\$ 331,733	\$ 282,300	\$ 306,440	\$ 249,027	\$ 190,192	\$ 183,994	\$ 141,144	\$ 154,483	\$ 130,900
Median Price	\$ 244,000	\$ 245,000	\$ 242,573	\$ 320,000	\$ 260,700	\$ 306,000	\$ 269,900	\$ 199,000	\$ 189,000	\$ 150,500	\$ 148,950	\$ 125,000
Total Volume	\$ 2,654,750	\$ 2,627,539	\$ 3,698,128	\$ 4,976,000	\$ 2,258,400	\$ 3,064,400	\$ 5,727,635	\$ 2,472,500	\$ 3,127,900	\$ 1,411,435	\$ 1,853,800	\$ 654,500
Number Sold	12	11	15	15	8	10	23	13	17	10	12	5
Avg. Days on Market	97	143	157	108	115	139	101	93	96	91	123	103
High Price	\$ 290,000	\$ 305,000	\$ 295,900	\$ 465,000	\$ 396,000	\$ 380,000	\$ 345,000	\$ 275,000	\$ 263,000	\$ 207,900	\$ 200,000	\$ 175,000
Low Price	\$ 110,250	\$ 169,900	\$ 202,400	\$ 239,000	\$ 220,000	\$ 232,000	\$ 107,000	\$ 78,500	\$ 118,000	\$ 70,000	\$ 114,000	\$ 82,500
Percent Change from Previous Year												
	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	-7.38%	-3.11%	-26%	18%	-8%	23%	31%	3%	30%	-9%	18%	
Median Price	-0.41%	1.00%	-24%	23%	-15%	13%	36%	5%	26%	1%	19%	
Total Volume	1.04%	-28.95%	-26%	120%	-26%	-46%	132%	-21%	122%	-24%	183%	
Number Sold	9.09%	-26.67%	0%	88%	-20%	-57%	77%	-24%	70%	-17%	140%	
Avg. Days on Market	-32.17%	-8.92%	45%	-6%	-17%	38%	9%	-3%	5%	-26%	19%	
High Price	-4.92%	3.08%	-36%	17%	4%	10%	25%	5%	27%	4%	14%	
Low Price	-35.11%	-16.06%	-15%	9%	-5%	117%	36%	-33%	69%	-39%	38%	

3rd Quarter Trends

Ignacio In Town Homes

	2011 Q3	2010 Q3	2009 Q3	2008 Q3	2007 Q3	2006 Q3	2005 Q3	2004 Q3	2003 Q3	2002 Q3	2001 Q3	2000 Q3
Average Price	\$ 55,000	\$ 193,000	\$ 150,000	\$ 197,333	\$ -	\$ 158,315	\$ 85,000	\$ 137,500	\$ 100,000	\$ -	\$ 165,000	\$ 107,000
Median Price	\$ 55,000	\$ 193,000	\$ 150,000	\$ 210,000	\$ -	\$ 158,315	\$ 85,000	\$ 137,500	\$ 100,000	\$ -	\$ 165,000	\$ 107,000
Total Volume	\$ 55,000	\$ 193,000	\$ 150,000	\$ 592,000	\$ -	\$ 316,630	\$ 85,000	\$ 137,500	\$ 100,000	\$ -	\$ 165,000	\$ 107,000
Number Sold	1	1	1	3	0	2	1	1	1	0	1	1
Avg. Days on Market	858	205	176	85	0	56	69	86	104	0	126	176
High Price	\$ 55,000	\$ 193,000	\$ 150,000	\$ 215,000	\$ -	\$ 173,630	\$ 85,000	\$ 137,500	\$ 100,000	\$ -	\$ 165,000	\$ 107,000
Low Price	\$ 55,000	\$ 193,000	\$ 150,000	\$ 167,000	\$ -	\$ 143,000	\$ 85,000	\$ 137,500	\$ 100,000	\$ -	\$ 165,000	\$ 107,000

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	-72%	29%	-24%	#DIV/0!	-100%	86%	-38%	38%	#DIV/0!	-100%	54%	
Median Price	-72%	29%	-29%	#DIV/0!	-100%	86%	-38%	38%	#DIV/0!	-100%	54%	
Total Volume	-72%	29%	-75%	#DIV/0!	-100%	273%	-38%	38%	#DIV/0!	-100%	54%	
Number Sold	0%	0%	-67%	#DIV/0!	-100%	100%	0%	0%	#DIV/0!	-100%	0%	
Avg. Days on Market	319%	16%	107%	#DIV/0!	-100%	-19%	-20%	-17%	#DIV/0!	-100%	-28%	
High Price	-72%	29%	-30%	#DIV/0!	-100%	104%	-38%	38%	#DIV/0!	-100%	54%	
Low Price	-72%	29%	-10%	#DIV/0!	-100%	68%	-38%	38%	#DIV/0!	-100%	54%	

Country Homes - La Plata County Combined

	2011 Q3	2010 Q3	2009 Q3	2008 Q3	2007 Q3	2006 Q3	2005 Q3	2004 Q3	2003 Q3	2002 Q3	2001 Q3	2000 Q3
Average Price	\$ 418,798	\$ 410,996	\$ 377,180	\$ 422,881	\$ 459,286	\$ 429,347	\$ 377,962	\$ 316,544	\$ 316,219	\$ 344,463	\$ 241,081	\$ 241,457
Median Price	\$ 344,950	\$ 352,500	\$ 300,000	\$ 367,800	\$ 379,450	\$ 341,500	\$ 325,000	\$ 260,000	\$ 272,500	\$ 252,500	\$ 235,000	\$ 189,900
Total Volume	\$ 37,691,603	\$ 28,769,750	\$27,907,663	\$33,407,615	\$56,033,000	\$54,527,149	#####	#####	#####	#####	#####	#####
Number Sold	90	70	74	79	122	127	182	173	162	118	130	265
Avg. Days on Market	164	186	192	164	150	130	142	166	155	140	154	172
High Price	\$ 2,450,000	\$ 1,350,000	\$ 1,825,000	\$ 1,375,000	\$ 2,425,000	\$ 2,100,000	\$ 1,500,000	\$ 3,250,000	\$ 1,625,000	\$ 4,565,726	\$ 850,000	\$ 3,250,000
Low Price	\$ 117,000	\$ 40,000	\$ 120,000	\$ 112,500	\$ 88,000	\$ 55,000	\$ 65,000	\$ 45,000	\$ 85,000	\$ 70,000	\$ 45,000	\$ 10,000

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	2%	9%	-11%	-8%	7%	14%	19%	0%	-8%	43%	0%	
Median Price	-2%	18%	-18%	-3%	11%	5%	25%	-5%	8%	7%	24%	
Total Volume	31%	3%	-16%	-40%	3%	-21%	26%	7%	26%	30%	-51%	
Number Sold	29%	-5%	-6%	-35%	-4%	-30%	5%	7%	37%	-9%	-51%	
Avg. Days on Market	-12%	-3%	17%	9%	15%	-8%	-14%	7%	11%	-9%	-10%	
High Price	81%	-26%	33%	-43%	15%	40%	-54%	100%	-64%	437%	-74%	
Low Price	193%	-67%	7%	28%	60%	-15%	44%	-47%	21%	56%	350%	

3rd Quarter Trends

Country Homes - Durango												
	2011 Q3	2010 Q3	2009 Q3	2008 Q3	2007 Q3	2006 Q3	2005 Q3	2004 Q3	2003 Q3	2002 Q3	2001 Q3	2000 Q3
Average Price	\$ 464,580	\$ 451,733	\$ 453,563	\$ 495,402	\$ 532,361	\$ 502,008	\$ 440,849	\$ 375,745	\$ 363,061	\$ 390,218	\$ 278,111	\$ 318,094
Median Price	\$ 380,000	\$ 387,375	\$ 389,000	\$ 442,000	\$ 444,500	\$ 449,900	\$ 410,000	\$ 318,750	\$ 314,000	\$ 307,000	\$ 249,500	\$ 235,000
Total Volume	\$ 30,662,324	\$ 24,393,600	\$19,956,775	\$24,770,115	\$36,200,600	\$42,168,749	#####	#####	#####	#####	#####	#####
Number Sold	66	54	44	50	68	84	107	98	109	72	83	109
Avg. Days on Market	168	182	246	175	149	135	171	169	167	131	154	160
High Price	\$ 2,450,000	\$ 1,350,000	\$ 1,825,000	\$ 1,375,000	\$ 2,425,000	\$ 2,100,000	\$ 1,500,000	\$ 3,250,000	\$ 1,625,000	\$ 4,565,726	\$ 850,000	\$ 3,250,000
Low Price	\$ 130,000	\$ 40,000	\$ 130,000	\$ 220,000	\$ 146,000	\$ 122,000	\$ 65,000	\$ 105,500	\$ 114,000	\$ 70,000	\$ 45,000	\$ 78,000
Percent Change from Previous Year												
	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	2.84%	-0.40%	-8%	-7%	6%	14%	17%	3%	-7%	40%	-13%	
Median Price	-1.90%	-0.42%	-12%	-1%	-1%	10%	29%	2%	2%	23%	6%	
Total Volume	25.70%	22.23%	-19%	-32%	-14%	-11%	28%	-7%	41%	22%	-33%	
Number Sold	22.22%	22.73%	-12%	-26%	-19%	-21%	9%	-10%	51%	-13%	-24%	
Avg. Days on Market	-7.69%	-26.02%	41%	17%	10%	-21%	1%	1%	27%	-15%	-4%	
High Price	81.48%	-26.03%	33%	-43%	15%	40%	-54%	100%	-64%	437%	-74%	
Low Price	225.00%	-69.23%	-41%	51%	20%	88%	-38%	-7%	63%	56%	-42%	
Country Homes - Bayfield												
	2011 Q3	2010 Q3	2009 Q3	2008 Q3	2007 Q3	2006 Q3	2005 Q3	2004 Q3	2003 Q3	2002 Q3	2001 Q3	2000 Q3
Average Price	\$ 252,348	\$ 322,377	\$ 243,725	\$ 317,973	\$ 369,628	\$ 307,060	\$ 293,414	\$ 262,828	\$ 213,784	\$ 285,969	\$ 187,163	\$ 191,444
Median Price	\$ 246,000	\$ 295,000	\$ 224,000	\$ 278,000	\$ 312,000	\$ 280,000	\$ 272,000	\$ 228,000	\$ 192,500	\$ 175,000	\$ 175,000	\$ 175,000
Total Volume	\$ 4,542,279	\$ 3,546,150	\$ 4,874,500	\$ 6,041,500	\$15,524,400	\$ 7,676,500	#####	\$13,404,239	\$ 7,268,650	\$ 8,865,029	\$ 5,053,400	\$ 6,892,000
Number Sold	18	11	20	19	42	25	49	51	34	31	27	36
Avg. Days on Market	163	220	118	122	136	128	104	140	122	151	134	190
High Price	\$ 730,000	\$ 660,000	\$ 485,000	\$ 636,000	\$ 940,000	\$ 725,000	\$ 668,000	\$ 777,500	\$ 450,000	\$ 3,000,000	\$ 330,000	\$ 562,000
Low Price	\$ 117,000	\$ 138,000	\$ 120,000	\$ 112,500	\$ 189,000	\$ 155,000	\$ 105,000	\$ 137,500	\$ 90,000	\$ 92,500	\$ 94,000	\$ 103,000
Percent Change from Previous Year												
	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	-21.72%	32.27%	-23%	-14%	20%	5%	12%	23%	-25%	53%	-2%	
Median Price	-16.61%	31.70%	-19%	-11%	11%	3%	19%	18%	10%	0%	0%	
Total Volume	28.09%	-27.25%	-19%	-61%	102%	-47%	7%	84%	-18%	75%	-27%	
Number Sold	63.64%	-45.00%	5%	-55%	68%	-49%	-4%	50%	10%	15%	-25%	
Avg. Days on Market	-25.91%	86.44%	-3%	-10%	6%	23%	-26%	15%	-19%	13%	-29%	
High Price	10.61%	36.08%	-24%	-32%	30%	9%	-14%	73%	-85%	809%	-41%	
Low Price	-15.22%	15.00%	7%	-40%	22%	48%	-24%	53%	-3%	-2%	-9%	

3rd Quarter Trends

Country Homes - Durango Mountain Area

	2011 Q3	2010 Q3	2009 Q3	2008 Q3	2007 Q3	2006 Q3	2005 Q3	2004 Q3	2003 Q3	2002 Q3	2001 Q3	2000 Q3
Average Price	\$ 545,668	\$ 1,337,250	\$ 1,213,666	\$ 372,500	\$ 987,200	\$ 756,500	\$ 502,500	\$ -	\$ -	\$ -	\$ -	\$ -
Median Price	\$ 445,450	\$ 1,337,250	\$ 1,036,000	\$ 372,500	\$ 578,000	\$ 756,500	\$ 580,000	\$ -	\$ -	\$ -	\$ -	\$ -
Total Volume	\$ 4,365,348	\$ 2,674,500	\$ 3,641,000	\$ 372,500	\$ 4,936,000	\$ 1,513,000	\$ 2,512,500	\$ -	\$ -	\$ -	\$ -	\$ -
Number Sold	8	2	3	1	5	2	5	0	0	0	0	0
Avg. Days on Market	405	170	202	580	354	292	337	0	0	0	0	0
High Price	\$ 1,100,000	\$ 2,450,000	\$ 1,650,000	\$ 372,500	\$ 2,500,000	\$ 1,000,000	\$ 650,000	\$ -	\$ -	\$ -	\$ -	\$ -
Low Price	\$ 209,500	\$ 224,500	\$ 955,000	\$ 372,500	\$ 285,000	\$ 513,000	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	-59%	10%	226%	-62%	30%	51%	#DIV/0!					
Median Price	-67%	29%	178%	-36%	-24%	30%	#DIV/0!					
Total Volume	63%	-27%	877%	-92%	226%	-40%	#DIV/0!					
Number Sold	300%	-33%	200%	-80%	150%	-60%	#DIV/0!					
Avg. Days on Market	138%	-16%	-65%	64%	21%	-13%	#DIV/0!					
High Price	-55%	48%	343%	-85%	150%	54%	#DIV/0!					
Low Price	-7%	-76%	156%	31%	-44%	71%	#DIV/0!					

Condo/Townhomes - Durango

	2011 Q3	2010 Q3	2009 Q3	2008 Q3	2007 Q3	2006 Q3	2005 Q3	2004 Q3	2003 Q3	2002 Q3	2001 Q3	2000 Q3
Average Price	\$ 240,887	\$ 293,294	\$ 254,703	\$ 261,320	\$ 276,397	\$ 285,881	\$ 277,535	\$ 227,279	\$ 160,030	\$ 156,418	\$ 141,074	\$ 130,769
Median Price	\$ 227,000	\$ 269,500	\$ 248,000	\$ 226,200	\$ 230,000	\$ 266,500	\$ 252,500	\$ 189,900	\$ 142,000	\$ 148,000	\$ 111,500	\$ 120,000
Total Volume	\$ 7,949,300	\$ 10,265,300	\$ 5,348,770	\$17,769,777	\$20,729,783	\$12,578,781	#####	#####	\$ 8,161,507	\$ 4,848,943	\$ 5,925,100	\$ 5,230,765
Number Sold	33	35	21	68	75	44	78	47	51	31	42	40
Avg. Days on Market	200	206	239	177	90	239	240	104	156	165	145	113
High Price	\$ 395,000	\$ 535,000	\$ 449,000	\$ 720,000	\$ 670,000	\$ 499,000	\$ 691,188	\$ 500,000	\$ 408,484	\$ 375,000	\$ 430,000	\$ 284,000
Low Price	\$ 77,500	\$ 132,500	\$ 115,000	\$ 110,000	\$ 104,500	\$ 105,000	\$ 85,000	\$ 73,100	\$ 38,000	\$ 62,500	\$ 13,500	\$ 52,000

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	-17.87%	15.15%	-3%	-5%	-3%	3%	22%	42%	2%	11%	8%	
Median Price	-15.77%	8.67%	10%	-2%	-14%	6%	33%	34%	-4%	33%	-7%	
Total Volume	-22.56%	91.92%	-70%	-14%	65%	-42%	103%	31%	68%	-18%	13%	
Number Sold	-5.71%	66.67%	-69%	-9%	70%	-44%	66%	-8%	65%	-26%	5%	
Avg. Days on Market	-2.91%	-13.81%	35%	97%	-62%	0%	131%	-33%	-5%	14%	28%	
High Price	-26.17%	19.15%	-38%	7%	34%	-28%	38%	22%	9%	-13%	51%	
Low Price	-41.51%	15.22%	5%	5%	0%	24%	16%	92%	-39%	363%	-74%	

3rd Quarter Trends

Condo/Townhomes - Bayfield

	2011 Q3	2010 Q3	2009 Q3	2008 Q3	2007 Q3	2006 Q3	2005 Q3	2004 Q3	2003 Q3	2002 Q3	2001 Q3	2000 Q3
Average Price	\$ 168,002	\$ 150,875	\$ -	\$ 250,487	\$ 223,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Median Price	\$ 175,500	\$ 150,875	\$ -	\$ 250,487	\$ 223,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Volume	\$ 504,007	\$ 301,750	\$ -	\$ 500,975	\$ 223,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Number Sold	3	2	0	2	1	0	0	0	0	0	0	0
Avg. Days on Market	49	113	0	170	995	0	0	0	0	0	0	0
High Price	\$ 180,000	\$ 161,750	\$ -	\$ 255,975	\$ 223,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Low Price	\$ 148,507	\$ 140,000	\$ -	\$ 245,000	\$ 223,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	11%	#DIV/0!	-100%	12%	#DIV/0!							
Median Price	16%	#DIV/0!	-100%	12%	#DIV/0!							
Total Volume	67%	#DIV/0!	-100%	125%	#DIV/0!							
Number Sold	50%	#DIV/0!	-100%	100%	#DIV/0!							
Avg. Days on Market	-57%	#DIV/0!	-100%	-83%	#DIV/0!							
High Price	11%	#DIV/0!	-100%	15%	#DIV/0!							
Low Price	6%	#DIV/0!	-100%	10%	#DIV/0!							

Condo/Townhomes - Durango Mountain Area

	2011 Q3	2010 Q3	2009 Q3	2008 Q3	2007 Q3	2006 Q3	2005 Q3	2004 Q3	2003 Q3	2002 Q3	2001 Q3	2000 Q3
Average Price	\$ 172,650	\$ 346,245	\$ 316,695	\$ 465,263	\$ 332,583	\$ 286,397	\$ 222,081	\$ 155,536	\$ 147,962	\$ 192,011	\$ 121,627	\$ 101,122
Median Price	\$ 92,250	\$ 205,000	\$ 208,000	\$ 285,000	\$ 177,750	\$ 252,500	\$ 168,500	\$ 158,500	\$ 116,500	\$ 92,000	\$ 97,500	\$ 87,000
Total Volume	\$ 3,453,000	\$ 4,847,440	\$ 7,284,000	\$ 5,117,900	\$ 6,984,249	\$ 5,155,150	#####	\$ 4,043,925	\$ 5,474,595	\$ 4,416,250	\$ 3,648,800	\$ 2,325,800
Number Sold	20	14	23	11	21	18	54	26	37	23	30	23
Avg. Days on Market	330	464	194	195	283	153	184	147	255	273	293	219
High Price	\$ 799,000	\$ 1,150,000	\$ 1,300,000	\$ 1,370,500	\$ 1,800,000	\$ 760,000	\$ 965,000	\$ 360,000	\$ 782,000	\$ 830,000	\$ 405,000	\$ 187,000
Low Price	\$ 20,000	\$ 40,000	\$ 65,000	\$ 50,000	\$ 72,500	\$ 70,000	\$ 35,000	\$ 29,000	\$ 16,000	\$ 12,500	\$ 29,500	\$ 30,000

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	-50.14%	9.33%	-32%	40%	16%	29%	43%	5%	-23%	58%	20%	
Median Price	-55.00%	-1.44%	-27%	60%	-30%	50%	6%	36%	27%	-6%	12%	
Total Volume	-28.77%	-33.45%	42%	-27%	35%	-57%	197%	-26%	24%	21%	57%	
Number Sold	42.86%	-39.13%	109%	-48%	17%	-67%	108%	-30%	61%	-23%	30%	
Avg. Days on Market	-28.88%	139.18%	-1%	-31%	85%	-17%	25%	-42%	-7%	-7%	34%	
High Price	-30.52%	-11.54%	-5%	-24%	137%	-21%	168%	-54%	-6%	105%	117%	
Low Price	-50.00%	-38.46%	30%	-31%	4%	100%	21%	81%	28%	-58%	-2%	

****La Plata County Combined statistics includes: Durango, Bayfield, Breen, Hesperus, Igancio, Kline, Marvel, Red Mesa and Vallecito. The ALL RESORTS area has been renamed to DURANGO MOUNTAIN AREA and is all property north of and including Rockwood in LaPlata County. Please disclose the use of the new areas used in the calculations when making comparisons to past statistics.**

3rd Quarter Trends

COLOR CODE DURANGO BAYFIELD IGNACIO LaPlata Co.

Farm/Ranch (La Plata County Combined)

	2011 Q3	2010 Q3	2009 Q3	2008 Q3	2007 Q3	2006 Q3					
Average Price	\$ -	\$ -	\$ 6,780,000	\$ 950,000	\$ 1,498,750	\$ 822,500					
Median Price	\$ -	\$ -	\$ 6,780,000	\$ 950,000	\$ 800,000	\$ 550,000					
Total Volume	\$ -	\$ -	\$ 346,500	\$ 950,000	\$ 5,995,000	\$ 2,467,500					
Number Sold	0	0	1	1	4	3					
Avg. Days on Market	0	0	139	100	127	105					
High Price	\$ -	\$ -	\$ 6,780,000	\$ 950,000	\$ 4,080,000	\$ 1,425,000					
Low Price	\$ -	\$ -	\$ 6,780,000	\$ 950,000	\$ 315,000	\$ 492,500					

Percent Change from Previous Year

	2011	2010	2009	2008	2007						
Average Price	#DIV/0!	-100%	614%	-37%	82%						
Median Price	#DIV/0!	-100%	614%	19%	45%						
Total Volume	#DIV/0!	-100.00%	-64%	-84%	143%						
Number Sold	#DIV/0!	-100%	0%	-75%	33%						
Avg. Days on Market	#DIV/0!	-100.00%	39%	-21%	21%						
High Price	#DIV/0!	-100%	614%	-77%	186%						
Low Price	#DIV/0!	-100%	614%	202%	-36%						

Land (InTown) Durango

	2011 Q3	2010 Q3	2009 Q3	2008 Q3	2007 Q3	2006 Q3	2005 Q3	2004 Q3	2003 Q3		
Average Price	\$ -	\$ 283,500	\$ 95,000	\$ -	\$ 200,000	\$ 256,975	\$ 201,428	\$ 389,916	\$ -		
Median Price	\$ -	\$ 567,000	\$ 95,000	\$ -	\$ 200,000	\$ 251,500	\$ 181,000	\$ 290,765	\$ -		
Total Volume	\$ -	\$ 2	\$ 95,000	\$ -	\$ 400,000	\$ 1,027,900	\$ 1,410,000	\$ 2,729,415	\$ -		
Number Sold	0	588	1	0	2	4	7	7	0		
Avg. Days on Market	0	400000	864	0	240000	256	705	353	0		
High Price	\$ -	\$ 167,000	\$ 95,000	\$ -	\$ 205,000	\$ 340,000	\$ 310,000	\$ 1,150,000	\$ -		
Low Price	\$ -	\$ -	\$ 95,000	\$ -	\$ 195,000	\$ 184,900	\$ 135,000	\$ 136,500	\$ -		

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006	2005	2004	2003		
Average Price	-100%	198%	#DIV/0!	-100%	-22%	28%	-48%	#DIV/0!			
Median Price	-100%	497%	#DIV/0!	-100%	-20%	39%	-38%	#DIV/0!			
Total Volume	-100%	-100%	#DIV/0!	-100%	-61%	-27%	-48%	#DIV/0!			
Number Sold	-100%	58700%	#DIV/0!	-100%	-50%	-43%	0%	#DIV/0!			
Avg. Days on Market	-100%	46196%	#DIV/0!	-100%	93650%	-64%	100%	#DIV/0!			
High Price	-100%	76%	#DIV/0!	-100%	-40%	10%	-73%	#DIV/0!			
Low Price	#DIV/0!	-100%	#DIV/0!	-100%	5%	37%	-1%	#DIV/0!			

3rd Quarter Trends

	Land (In Town) Bayfield									
	2011 Q3	2010 Q3	2009 Q3	2008 Q3	2007 Q3	2006 Q3	2005 Q3	2004 Q3	2003 Q3	
Average Price	\$ -	\$ 48,000	\$ -	\$ -	\$ 123,100	\$ 73,716	\$ 61,248	\$ 54,991	\$ -	
Median Price	\$ -	\$ 48,000	\$ -	\$ -	\$ 123,100	\$ 69,900	\$ 59,100	\$ 57,000	\$ -	
Total Volume	\$ -	\$ 96,000	\$ -	\$ -	\$ 246,200	\$ 884,600	\$ 2,756,200	\$ 1,924,700	\$ -	
Number Sold	0	2	0	0	2	12	45	35	0	
Avg. Days on Market	0	242	0	0	698	429	60	404	0	
High Price	\$ -	\$ 56,000	\$ -	\$ -	\$ 190,000	\$ 127,500	\$ 77,000	\$ 89,000	\$ -	
Low Price	\$ -	\$ 40,000	\$ -	\$ -	\$ 56,200	\$ 65,000	\$ 57,600	\$ 43,000	\$ -	
	Percent Change from Previous Year									
	2011	2010	2009	2008	2007	2006	2005	2004	2003	
Average Price	-100%	#DIV/0!	#DIV/0!	-100%	67%	20%	11%	#DIV/0!		
Median Price	-100%	#DIV/0!	#DIV/0!	-100%	76%	18%	4%	#DIV/0!		
Total Volume	-100%	#DIV/0!	#DIV/0!	-100%	-72%	-68%	43%	#DIV/0!		
Number Sold	-100%	#DIV/0!	#DIV/0!	-100%	-83%	-73%	29%	#DIV/0!		
Avg. Days on Market	-100%	#DIV/0!	#DIV/0!	-100%	63%	615%	-85%	#DIV/0!		
High Price	-100%	#DIV/0!	#DIV/0!	-100%	49%	66%	-13%	#DIV/0!		
Low Price	-100%	#DIV/0!	#DIV/0!	-100%	-14%	13%	34%	#DIV/0!		
	Land (In Town) Ignacio									
	2011 Q3	2010 Q3	2009 Q3	2008 Q3	2007 Q3	2006 Q3	2005 Q3	2004 Q3	2003 Q3	
Average Price	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 173,630	\$ -	\$ -	\$ -	
Median Price	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 173,630	\$ -	\$ -	\$ -	
Total Volume	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 173,630	\$ -	\$ -	\$ -	
Number Sold	0	0	0	0	0	1	0	0	0	
Avg. Days on Market	0	0	0	0	0	46	0	0	0	
High Price	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 173,630	\$ -	\$ -	\$ -	
Low Price	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 173,630	\$ -	\$ -	\$ -	
	Percent Change from Previous Year									
	2011	2010	2009	2008	2007	2006	2005	2004	2003	
Average Price	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-100%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
Median Price	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-100%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
Total Volume	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-100%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
Number Sold	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-100%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
Avg. Days on Market	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-100%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
High Price	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-100%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
Low Price	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-100%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	

3rd Quarter Trends

Land (La Plata County Combined) Lots Under 1 Acre

	2011 Q3	2010 Q3	2009 Q3	2008 Q3	2007 Q3	2006 Q3	2005 Q3	2004 Q3	2003 Q3	2002 Q3	2001 Q3	2000 Q3
Average Price	\$ 145,500	\$ 68,950	\$ 204,960	\$ 87,180	\$ 86,142	\$ 91,923	\$ 128,269	\$ 94,508	\$ 84,296	\$ 53,706	\$ 45,575	\$ 56,355
Median Price	\$ 131,000	\$ 68,950	\$ 159,900	\$ 60,000	\$ 67,000	\$ 56,000	\$ 59,200	\$ 77,000	\$ 42,000	\$ 43,000	\$ 39,400	\$ 60,750
Total Volume	\$ 582,000	\$ 137,900	\$ 1,024,800	\$ 435,900	\$ 603,000	\$ 1,195,000	\$ 4,232,900	\$ 2,173,692	\$ 1,095,850	\$ 859,300	\$ 1,458,400	\$ 1,127,100
Number Sold	4	2	5	5	7	13	33	23	13	16	32	20
Avg. Days on Market	172	94	367	181	202	117	234	151	267	136	232	211
High Price	\$ 310,000	\$ 116,900	\$ 400,000	\$ 225,000	\$ 180,000	\$ 195,000	\$ 447,500	\$ 26,000	\$ 269,000	\$ 118,500	\$ 145,000	\$ 95,000
Low Price	\$ 10,000	\$ 21,000	\$ 78,900	\$ 23,000	\$ 51,000	\$ 22,000	\$ 20,000	\$ 22,000	\$ 8,500	\$ 7,000	\$ 3,000	\$ 24,900

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	111%	-66%	135%	1%	-6%	-28%	36%	12%	57%	18%	-19%	
Median Price	90%	-57%	167%	-10%	20%	-5%	-23%	83%	-2%	9%	-35%	
Total Volume	322%	-87%	135%	-28%	-50%	-72%	95%	98%	28%	-41%	29%	
Number Sold	100%	-60%	0%	-29%	-46%	-61%	43%	77%	-19%	-50%	60%	
Avg. Days on Market	83%	-74%	103%	-10%	73%	-50%	55%	-43%	96%	-41%	10%	
High Price	165%	-71%	78%	25%	-8%	-56%	1621%	-90%	127%	-18%	53%	
Low Price	-52%	-73%	243%	-55%	132%	10%	-9%	159%	21%	133%	-88%	

Land (La Plata County Combined) 1 - 9.99 Acres

	2011 Q3	2010 Q3	2009 Q3	2008 Q3	2007 Q3	2006 Q3	2005 Q3	2004 Q3	2003 Q3	2002 Q3	2001 Q3	2000 Q3
Average Price	\$ 154,275	\$ 142,942	\$ 245,200	\$ 231,000	\$ 156,932	\$ 188,799	\$ 129,024	\$ 65,095	\$ 97,644	\$ 74,429	\$ 76,765	\$ 126,505
Median Price	\$ 98,000	\$ 70,000	\$ 265,000	\$ 197,500	\$ 111,500	\$ 158,500	\$ 80,000	\$ 42,000	\$ 53,000	\$ 55,000	\$ 48,500	\$ 61,500
Total Volume	\$ 1,851,300	\$ 1,000,600	\$ 1,961,600	\$ 2,130,000	\$ 4,080,250	\$ 6,041,599	\$ 7,354,399	\$ 2,017,950	\$ 7,811,550	\$ 3,349,300	\$ 5,603,845	\$ 7,210,810
Number Sold	12	7	8	10	26	32	57	31	80	45	73	57
Avg. Days on Market	227	174	221	306	102	190	161	209	247	220	304	316
High Price	\$ 750,000	\$ 395,000	\$ 586,000	\$ 519,000	\$ 439,000	\$ 700,000	\$ 500,000	\$ 260,000	\$ 780,000	\$ 395,000	\$ 745,000	\$ 750,000
Low Price	\$ 8,000	\$ 18,100	\$ 26,500	\$ 35,000	\$ 50,000	\$ 35,000	\$ 7,000	\$ 17,000	\$ 2,800	\$ 3,500	\$ 4,000	\$ 5,250

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	8%	-42%	6%	47%	-17%	46%	98%	-33%	31%	-3%	-39%	
Median Price	40.00%	-73.58%	34%	77%	-30%	98%	90%	-21%	-4%	13%	-21%	
Total Volume	85.02%	-48.99%	-8%	-48%	-32%	-18%	264%	-74%	133%	-40%	-22%	
Number Sold	71.43%	-12.50%	-20%	-62%	-19%	-44%	84%	-61%	78%	-38%	28%	
Avg. Days on Market	30.46%	-21.27%	-28%	200%	-46%	18%	-23%	-15%	12%	-28%	-4%	
High Price	89.87%	-32.59%	13%	18%	-37%	40%	92%	-67%	97%	-47%	-1%	
Low Price	-55.80%	-31.70%	-24%	-30%	43%	400%	-59%	507%	-20%	-13%	-24%	

3rd Quarter Trends

Land (La Plata County Combined) 10 to 34.99 Acres

	2011 Q3	2010 Q3	2009 Q3	2008 Q3	2007 Q3	2006 Q3	2005 Q3	2004 Q3	2003 Q3	2002 Q3	2001 Q3	2000 Q3
Average Price	\$ 232,500	\$ 40,000	\$ -	\$ 196,500	\$ 167,878	\$ 174,000	\$ 252,833	\$ 157,981	\$ 238,813	\$ 111,143	\$ 133,833	\$ 124,000
Median Price	\$ 145,000	\$ 40,000	\$ -	\$ 40,000	\$ 475,000	\$ 202,000	\$ 224,500	\$ 127,450	\$ 180,500	\$ 86,000	\$ 145,000	\$ 92,000
Total Volume	\$ 1,162,500	\$ 40,000	\$ -	\$ 589,500	\$ 1,175,150	\$ 870,000	\$ 3,034,000	\$ 1,263,850	\$ 1,910,500	\$ 778,000	\$ 803,000	\$ 2,108,000
Number Sold	5	1	0	3	7	5	12	8	8	7	6	17
Avg. Days on Market	127	69	0	160	268	93	152	380	170	270	191	202
High Price	\$ 650,000	\$ 40,000	\$ -	\$ 526,500	\$ 250,000	\$ 260,000	\$ 580,000	\$ 300,000	\$ 525,000	\$ 207,000	\$ 195,000	\$ 500,000
Low Price	\$ 22,500	\$ 40,000	\$ -	\$ 23,000	\$ 76,900	\$ 25,000	\$ 65,000	\$ 10,000	\$ 42,500	\$ 50,000	\$ 56,000	\$ 12,100

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	481%	#DIV/0!	-100%	17%	-4%	-31%	60%	-34%	115%	-17%	8%	
Median Price	263%	#DIV/0!	-100%	-92%	135%	-10%	76%	-29%	110%	-41%	58%	
Total Volume	2806%	#DIV/0!	-100%	-50%	35%	-71%	140%	-34%	146%	-3%	-62%	
Number Sold	400%	#DIV/0!	-100%	-57%	40%	-58%	50%	0%	14%	17%	-65%	
Avg. Days on Market	84%	#DIV/0!	-100%	-40%	188%	-39%	-60%	124%	-37%	41%	-5%	
High Price	1525%	#DIV/0!	-100%	111%	-4%	-55%	93%	-43%	154%	6%	-61%	
Low Price	-44%	#DIV/0!	-100%	-70%	208%	-62%	550%	-76%	-15%	-11%	363%	

Land (La Plata County Combined) 35 Acres +

	2011 Q3	2010 Q3	2009 Q3	2008 Q3	2007 Q3	2006 Q3	2005 Q3	2004 Q3	2003 Q3	2002 Q3	2001 Q3	2000 Q3
Average Price	\$ 239,062	\$ 133,765	\$ 227,333	\$ 263,500	\$ 399,250	\$ 338,431	\$ 263,892	\$ 294,357	\$ 158,217	\$ 281,975	\$ 230,122	\$ 188,166
Median Price	\$ 100,000	\$ 70,545	\$ 225,000	\$ 157,500	\$ 405,000	\$ 276,840	\$ 175,000	\$ 180,000	\$ 107,000	\$ 187,500	\$ 192,500	\$ 169,000
Total Volume	\$ 1,912,500	\$ 401,295	\$ 682,000	\$ 1,317,500	\$ 4,791,000	\$ 5,753,340	\$ 3,694,500	\$ 6,770,200	\$ 4,271,850	\$ 5,639,500	\$ 3,221,709	\$ 3,010,650
Number Sold	8	3	3	5	12	17	14	23	27	20	14	16
Avg. Days on Market	273	113	144	287	471	229	691	325	345	450	305	314
High Price	\$ 800,000	\$ 278,250	\$ 245,000	\$ 615,000	\$ 950,000	\$ 800,000	\$ 590,000	\$ 2,000,000	\$ 650,000	\$ 1,400,000	\$ 650,000	\$ 430,000
Low Price	\$ 45,000	\$ 52,500	\$ 212,000	\$ 105,000	\$ 67,000	\$ 83,000	\$ 50,000	\$ 40,000	\$ 39,900	\$ 53,000	\$ 25,000	\$ 54,000

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	79%	-41%	-14%	-34%	18%	28%	-10%	86%	-44%	23%	22%	
Median Price	42%	-69%	43%	-61%	46%	58%	-3%	68%	-43%	-3%	14%	
Total Volume	377%	-41%	-48%	-73%	-17%	56%	-45%	58%	-24%	75%	7%	
Number Sold	167%	0%	-40%	-58%	-29%	21%	-39%	-15%	35%	43%	-13%	
Avg. Days on Market	142%	-22%	-50%	-39%	106%	-67%	113%	-6%	-23%	48%	-3%	
High Price	188%	14%	-60%	-35%	19%	36%	-71%	208%	-54%	115%	51%	
Low Price	-14%	-75%	102%	57%	-19%	66%	25%	0%	-25%	112%	-54%	

3rd Quarter Trends

Land (La Plata County Combined) Durango Mountain Area

	2011 Q3	2010 Q3	2009 Q3	2008 Q3	2007 Q3	2006 Q3	2005 Q3					
Average Price	\$ 431,000	\$ 85,625	\$ 339,000	\$ 311,750	\$ 383,842	\$ 387,333	\$ 857,375					
Median Price	\$ 192,500	\$ 85,625	\$ 339,000	\$ 298,500	\$ 422,000	\$ 412,500	\$ 235,000					
Total Volume	\$ 2,155,000	\$ 171,250	\$ 339,000	\$ 1,247,000	\$ 2,686,900	\$ 4,648,000	\$ 6,859,000					
Number Sold	5	2	1	4	7	12	8					
Avg. Days on Market	100	213	1187	584	592	385	282					
High Price	\$ 1,550,000	\$ 92,750	\$ 339,000	\$ 465,000	\$ 492,000	\$ 555,000	\$ 5,000,000					
Low Price	\$ 80,000	\$ 78,500	\$ 339,000	\$ 185,000	\$ 230,000	\$ 180,000	\$ 160,000					

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006						
Average Price	403%	-75%	9%	-19%	-1%	-55%						
Median Price	125%	-75%	14%	-29%	2%	76%						
Total Volume	1158%	-49%	-73%	-54%	-42%	-32%						
Number Sold	150%	100%	-75%	-43%	-42%	50%						
Avg. Days on Market	-53%	-82%	103%	-1%	54%	37%						
High Price	1571%	-73%	-27%	-5%	-11%	-89%						
Low Price	2%	-77%	83%	-20%	28%	13%						

Business & Income (La Plata County Combined) Business Opportunities

	2011 Q3	2010 Q3	2009 Q3	2008 Q3	2007 Q3	2006 Q3	2005 Q3	2004 Q3	2003 Q3	2002 Q3	2001 Q3	2000 Q3
Average Price	\$ 246,500	\$ 28,000	\$ 384,733	\$ 260,000	\$ 45,000	\$ 45,980	\$ -	\$ 35,000	\$ 35,000	\$ 100,000	\$ 40,000	\$ -
Median Price	\$ 246,500	\$ 28,000	\$ 384,733	\$ 260,000	\$ 45,000	\$ 42,000	\$ -	\$ 35,000	\$ 35,000	\$ 100,000	\$ 40,000	\$ -
Total Volume	\$ 493,000	\$ 28,000	\$ 739,466	\$ 260,000	\$ 90,000	\$ 229,900	\$ -	\$ 35,000	\$ 70,000	\$ 200,000	\$ 40,000	\$ -
Number Sold	2	1	2	1	2	5	0	1	2	2	1	0
Avg. Days on Market	138	119	441	44	144	115	0	141	196	90	299	0
High Price	\$ 383,000	\$ 28,000	\$ 475,000	\$ 260,000	\$ 55,000	\$ 60,000	\$ -	\$ 35,000	\$ 47,000	\$ 115,000	\$ 40,000	\$ -
Low Price	\$ 110,000	\$ 28,000	\$ 294,466	\$ 260,000	\$ 35,000	\$ 33,000	\$ -	\$ 35,000	\$ 23,000	\$ 85,000	\$ 40,000	\$ -

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	780%	-93%	48%	478%	-2%	#DIV/0!	-100%	0%	-65%	150%		
Median Price	780.36%	-92.72%	48%	478%	7%	#DIV/0!	-100%	0%	-65%	150%		
Total Volume	1660.71%	-96.21%	184%	189%	-61%	#DIV/0!	-100%	-50%	-65%	400%		
Number Sold	100.00%	-50.00%	100%	-50%	-60%	#DIV/0!	-100%	-50%	0%	100%		
Avg. Days on Market	15.97%	-73.02%	902%	-69%	25%	#DIV/0!	-100%	-28%	118%	-70%		
High Price	1267.86%	-94.11%	83%	373%	-8%	#DIV/0!	-100%	-26%	-59%	188%		
Low Price	292.86%	-90.49%	13%	643%	6%	#DIV/0!	-100%	52%	-73%	113%		

3rd Quarter Trends

	Business & Income (La Plata County Combined) Commercial Income											
	2011 Q3	2010 Q3	2009 Q3	2008 Q3	2007 Q3	2006 Q3	2005 Q3	2004 Q3	2003 Q3	2002 Q3	2001 Q3	2000 Q3
Average Price	\$ 326,380	\$ 750,000	\$ 1,520,000	\$ 914,000	\$ 872,500	\$ 700,987	\$ 705,140	\$ 592,875	\$ 793,750	\$ 484,228	\$ 398,400	\$ 260,833
Median Price	\$ 360,000	\$ 700,000	\$ 1,520,000	\$ 417,500	\$ 872,500	\$ 485,000	\$ 332,450	\$ 522,500	\$ 615,000	\$ 370,000	\$ 240,000	\$ 177,500
Total Volume	\$ 1,631,900	\$ 2,250,000	\$ 1,520,000	\$ 5,484,000	\$ 1,745,000	\$ 5,607,900	\$ 7,051,400	\$ 4,743,000	\$ 3,175,000	\$ 2,905,365	\$ 1,992,000	\$ 1,565,000
Number Sold	5	3	1	6	2	8	10	8	4	6	5	6
Avg. Days on Market	331	501	53	143	85	137	141	199	456	407	460	194
High Price	\$ 524,400	\$ 1,150,000	\$ 1,520,000	\$ 2,650,000	\$ 1,195,000	\$ 1,485,000	\$ 2,200,000	\$ 1,845,000	\$ 1,775,000	\$ 915,000	\$ 1,060,000	\$ 750,000
Low Price	\$ 90,000	\$ 400,000	\$ 1,520,000	\$ 164,000	\$ 550,000	\$ 158,000	\$ 159,000	\$ 121,000	\$ 170,000	\$ 260,365	\$ 120,000	\$ 125,000
	Percent Change from Previous Year											
	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	-56.48%	-50.66%	66%	5%	24%	-1%	19%	-25%	64%	22%	53%	
Median Price	-48.57%	-53.95%	264%	-52%	80%	46%	-36%	-15%	66%	54%	35%	
Total Volume	-27.47%	48.03%	-72%	214%	-69%	-20%	49%	49%	9%	46%	27%	
Number Sold	66.67%	200.00%	-83%	200%	-75%	-20%	25%	100%	-33%	20%	-17%	
Avg. Days on Market	-33.93%	845.28%	-63%	68%	-38%	-3%	-29%	-56%	12%	-12%	137%	
High Price	-54.40%	-24.34%	-43%	122%	-20%	-33%	19%	4%	94%	-14%	41%	
Low Price	-77.50%	-73.68%	827%	-70%	248%	-1%	31%	-29%	-35%	117%	-4%	
	Business & Income (La Plata County Combined) Commercial Land											
	2011 Q3	2010 Q3	2009 Q3	2008 Q3	2007 Q3	2006 Q3	2005 Q3	2004 Q3	2003 Q3	2002 Q3	2001 Q3	2000 Q3
Average Price	\$ -	\$ 304,500	\$ -	\$ 2,613,000	\$ 1,139,333	\$ 217,312	\$ -	\$ 465,000	\$ 149,063	\$ 807,246	\$ 108,000	\$ 1,388,000
Median Price	\$ -	\$ 304,500	\$ -	\$ 2,613,000	\$ 1,375,000	\$ 225,500	\$ -	\$ 465,000	\$ 110,000	\$ 482,500	\$ 108,000	\$ 1,176,000
Total Volume	\$ -	\$ 609,000	\$ -	\$ 2,613,000	\$ 3,418,000	\$ 869,250	\$ -	\$ 930,000	\$ 1,192,500	\$ 4,843,477	\$ 108,000	\$ 5,552,000
Number Sold	0	2	0	1	3	4	0	2	8	6	1	4
Avg. Days on Market	0	1061	0	100	254	1052	0	230	480	912	96	214
High Price	\$ -	\$ 350,000	\$ -	\$ 2,613,000	\$ 1,750,000	\$ 255,000	\$ -	\$ 700,000	\$ 525,000	\$ 2,737,477	\$ 108,000	\$ 3,000,000
Low Price	\$ -	\$ 259,000	\$ -	\$ 2,615,000	\$ 293,000	\$ 163,250	\$ -	\$ 230,000	\$ 8,500	\$ 116,000	\$ 108,000	\$ 200,000
	Percent Change from Previous Year											
	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	-100%	#DIV/0!	-100%	129%	424%	#DIV/0!	-100%	212%	-82%	647%	-92%	
Median Price	-100%	#DIV/0!	-100%	90%	510%	#DIV/0!	-100%	323%	-77%	347%	-91%	
Total Volume	-100%	#DIV/0!	-100%	-24%	293%	#DIV/0!	-100%	-22%	-75%	4385%	-98%	
Number Sold	-100%	#DIV/0!	-100%	-67%	-25%	#DIV/0!	-100%	-75%	33%	500%	-75%	
Avg. Days on Market	-100%	#DIV/0!	-100%	-61%	-76%	#DIV/0!	-100%	-52%	-47%	850%	-55%	
High Price	-100%	#DIV/0!	-100%	49%	586%	#DIV/0!	-100%	33%	-81%	2435%	-96%	
Low Price	-100%	#DIV/0!	-100%	792%	79%	#DIV/0!	-100%	2606%	-93%	7%	-46%	

3rd Quarter Trends

Business & Income (La Plata County Combined) Commercial Lease

	2011 Q3	2010 Q3	2009 Q3	2008 Q3	2007 Q3	2006 Q3	2005 Q3	2004 Q3	2003 Q3	2002 Q3	2001 Q3	2000 Q3
Average Price	\$ 303,557	\$ 1,503	\$ 2,095	\$ 1,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,200	\$ -
Median Price	\$ 360,000	\$ 1,500	\$ 2,095	\$ 1,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,200	\$ -
Total Volume	\$ 2,124,900	\$ 10,525	\$ 4,191	\$ 1,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,200	\$ -
Number Sold	10	7	2	1	0	0	0	0	0	0	1	0
Avg. Days on Market	351	134	346	25	0	0	0	0	0	0	77	0
High Price	\$ 524,400	\$ 2,500	\$ 2,858	\$ 1,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,200	\$ -
Low Price	\$ 90,000	\$ 400	\$ 1,333	\$ 1,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,200	\$ -

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	20097%	-28%	55%	#DIV/0!								
Median Price	23900%	-28%	55%	#DIV/0!								
Total Volume	20089%	151%	210%	#DIV/0!								
Number Sold	43%	250%	100%	#DIV/0!								
Avg. Days on Market	162%	-61%	1284%	#DIV/0!								
High Price	20876%	-13%	112%	#DIV/0!								
Low Price	22400%	-70%	-1%	#DIV/0!								

Business & Income (La Plata County Combined) Mobile/Modular - No Land

	2011 Q3	2010 Q3	2009 Q3	2008 Q3	2007 Q3	2006 Q3	2005 Q3	2004 Q3	2003 Q3	2002 Q3	2001 Q3	2000 Q3
Average Price	\$ -	\$ 28,933	\$ -	\$ 17,000	\$ 40,500	\$ -	\$ 32,260	\$ 45,000	\$ 31,969	\$ 31,667	\$ 31,083	\$ 49,440
Median Price	\$ -	\$ 29,900	\$ -	\$ 17,000	\$ 40,500	\$ -	\$ 46,000	\$ 45,000	\$ 31,250	\$ 32,250	\$ 22,250	\$ 20,000
Total Volume	\$ -	\$ 86,800	\$ -	\$ 17,000	\$ 40,500	\$ -	\$ 161,300	\$ 45,000	\$ 255,750	\$ 190,000	\$ 186,500	\$ 247,200
Number Sold	0	3	0	1	1	0	5	1	8	6	6	5
Avg. Days on Market	0	328	0	417	57	0	120	102	99	140	248	165
High Price	\$ -	\$ 39,900	\$ -	\$ 17,000	\$ 40,500	\$ -	\$ 49,500	\$ 45,000	\$ 49,500	\$ 47,500	\$ 80,000	\$ 169,900
Low Price	\$ -	\$ 17,000	\$ -	\$ 17,000	\$ 40,500	\$ -	\$ 4,800	\$ 45,000	\$ 17,000	\$ 11,000	\$ 17,000	\$ 10,000

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	-100%	#DIV/0!	-100%	-58%	#DIV/0!	-100%	-28%	41%	1%	2%	-37%	
Median Price	-100%	#DIV/0!	-100%	-58%	#DIV/0!	-100%	2%	44%	-3%	45%	11%	
Total Volume	-100%	#DIV/0!	-100%	-58%	#DIV/0!	-100%	258%	-82%	35%	2%	-25%	
Number Sold	-100%	#DIV/0!	-100%	0%	#DIV/0!	-100%	400%	-88%	33%	0%	20%	
Avg. Days on Market	-100%	#DIV/0!	-100%	632%	#DIV/0!	-100%	18%	3%	-29%	-44%	50%	
High Price	-100%	#DIV/0!	-100%	-58%	#DIV/0!	-100%	10%	-9%	4%	-41%	-53%	
Low Price	-100%	#DIV/0!	-100%	-58%	#DIV/0!	-100%	-89%	165%	55%	-35%	70%	

3rd Quarter Trends

Business & Income (La Plata County Combined) Multi-Family												
	2011 Q3	2010 Q3	2009 Q3	2008 Q3	2007 Q3	2006 Q3	2005 Q3	2004 Q3	2003 Q3	2002 Q3	2001 Q3	2000 Q3
Average Price	\$ 295,000	\$ -	\$ -	\$ 467,500	\$ 678,950	\$ 460,000	\$ -	\$ 327,117	\$ 456,333	\$ 346,917	\$ -	\$ 163,250
Median Price	\$ 295,000	\$ -	\$ -	\$ 467,500	\$ 678,950	\$ 460,000	\$ -	\$ 317,750	\$ 425,000	\$ 273,750	\$ -	\$ 163,250
Total Volume	\$ 295,000	\$ -	\$ -	\$ 935,000	\$ 1,357,900	\$ 460,000	\$ -	\$ 1,962,701	\$ 1,369,000	\$ 2,081,500	\$ -	\$ 326,500
Number Sold	1	0	0	2	2	1	0	6	3	6	0	2
Avg. Days on Market	695	0	0	208	75	106	0	175	88	377	0	86
High Price	\$ 295,000	\$ -	\$ -	\$ 470,000	\$ 1,022,900	\$ 460,000	\$ -	\$ 455,000	\$ 595,000	\$ 625,000	\$ -	\$ 191,500
Low Price	\$ 295,000	\$ -	\$ -	\$ 465,000	\$ 335,000	\$ 460,000	\$ -	\$ 235,001	\$ 349,000	\$ 160,000	\$ -	\$ 135,000

Percent Change from Previous Year												
	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	#DIV/0!	#DIV/0!	-100%	-31%	48%	#DIV/0!	-100%	-28%	32%	#DIV/0!	-100%	
Median Price	#DIV/0!	#DIV/0!	-100%	-31%	48%	#DIV/0!	-100%	-25%	55%	#DIV/0!	-100%	
Total Volume	#DIV/0!	#DIV/0!	-100%	-31%	195%	#DIV/0!	-100%	43%	-34%	#DIV/0!	-100%	
Number Sold	#DIV/0!	#DIV/0!	-100%	0%	100%	#DIV/0!	-100%	100%	-50%	#DIV/0!	-100%	
Avg. Days on Market	#DIV/0!	#DIV/0!	-100%	177%	-29%	#DIV/0!	-100%	99%	-77%	#DIV/0!	-100%	
High Price	#DIV/0!	#DIV/0!	-100%	-54%	122%	#DIV/0!	-100%	-24%	-5%	#DIV/0!	-100%	
Low Price	#DIV/0!	#DIV/0!	-100%	39%	-27%	#DIV/0!	-100%	-33%	118%	#DIV/0!	-100%	

**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.

4th Quarter Trends

COLOR CODE DURANGO BAYFIELD IGNACIO VALLECITO LaPlata Co. Dgo. Mtn. Area

Durango In Town Homes												
	2011 Q4	2010 Q4	2009 Q4	2008 Q4	2007 Q4	2006 Q4	2005 Q4	2004 Q4	2003 Q4	2002 Q4	2001 Q4	2000 Q4
Average Price	\$ 357,035	\$ 418,392	\$ 458,157	\$ 428,528	\$ 429,542	\$ 455,343	\$ 382,780	\$ 370,665	\$ 297,376	\$ 276,995	\$ 264,811	\$ 259,256
Median Price	\$ 317,500	\$ 374,650	\$ 346,500	\$ 382,900	\$ 374,950	\$ 413,875	\$ 350,000	\$ 319,900	\$ 274,500	\$ 252,000	\$ 238,750	\$ 187,500
Total Volume	\$ 8,925,894	\$ 11,715,000	\$ 15,577,355	\$ 8,999,100	\$ 11,168,100	\$ 15,937,009	\$ 15,694,000	\$ 18,162,600	\$ 12,192,436	\$ 57,892,056	\$ 10,592,452	\$ 8,296,200
Number Sold	25	28	34	21	26	35	41	49	41	209	40	32
Avg. Days on Market	197	219	190	182	141	132	94	139	116	113	130	94
High Price	\$ 925,000	\$ 949,000	\$ 1,260,000	\$ 955,000	\$ 1,055,000	\$ 1,137,500	\$ 750,000	\$ 945,000	\$ 570,000	\$ 825,000	\$ 560,000	\$ 795,000
Low Price	\$ 200,000	\$ 242,500	\$ 150,000	\$ 223,000	\$ 239,000	\$ 220,000	\$ 189,900	\$ 110,000	\$ 130,250	\$ 79,000	\$ 112,000	\$ 94,000
Percent Change from Previous Year												
	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	-15%	-9%	7%	0%	-6%	19%	3%	25%	7%	5%	2%	
Median Price	-15%	8%	-10%	2%	-9%	18%	9%	17%	9%	6%	27%	
Total Volume	-24%	-25%	73%	-19%	-30%	2%	-14%	49%	-79%	447%	28%	
Number Sold	-11%	-18%	62%	-19%	-26%	-15%	-16%	20%	-80%	423%	25%	
Avg. Days on Market	-10%	15%	4%	29%	7%	40%	-32%	20%	3%	-13%	38%	
High Price	-3%	-25%	32%	-9%	-7%	52%	-21%	66%	-31%	47%	-30%	
Low Price	-18%	62%	-33%	-7%	9%	16%	73%	-16%	65%	-29%	19%	
Bayfield In Town Homes												
	2011 Q4	2010 Q4	2009 Q4	2008 Q4	2007 Q4	2006 Q4	2005 Q4	2004 Q4	2003 Q4	2002 Q4	2001 Q4	2000 Q4
Average Price	\$ 206,230	\$ 240,980	\$ 255,510	\$ 288,983	\$ 331,364	\$ 289,981	\$ 277,645	\$ 212,750	\$ 193,438	\$ 138,475	\$ 113,325	\$ 129,900
Median Price	\$ 210,000	\$ 235,000	\$ 252,772	\$ 307,000	\$ 306,500	\$ 282,495	\$ 299,500	\$ 200,000	\$ 175,000	\$ 140,117	\$ 106,750	\$ 120,000
Total Volume	\$ 2,680,995	\$ 1,204,900	\$ 3,577,149	\$ 1,733,900	\$ 2,982,277	\$ 5,129,675	\$ 3,054,100	\$ 1,702,000	\$ 1,547,500	\$ 3,600,355	\$ 453,300	\$ 649,500
Number Sold	13	5	14	6	9	18	11	8	8	26	4	5
Avg. Days on Market	175	113	224	212	198	192	74	72	87	88	179	178
High Price	\$ 269,300	\$ 319,000	\$ 300,000	\$ 325,000	\$ 473,000	\$ 379,000	\$ 355,000	\$ 355,000	\$ 270,000	\$ 207,900	\$ 155,000	\$ 165,000
Low Price	\$ 84,000	\$ 186,900	\$ 209,500	\$ 230,000	\$ 280,000	\$ 219,000	\$ 179,000	\$ 85,000	\$ 140,000	\$ 70,000	\$ 84,800	\$ 93,000
Percent Change from Previous Year												
	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	-14%	-6%	-12%	-13%	14%	4%	31%	10%	40%	22%	-13%	
Median Price	-11%	-7%	-18%	0%	8%	-6%	50%	14%	25%	31%	-11%	
Total Volume	123%	-66%	106%	-42%	-42%	68%	79%	10%	-57%	694%	-30%	
Number Sold	160%	-64%	133%	-33%	-50%	64%	38%	0%	-69%	550%	-20%	
Avg. Days on Market	55%	-50%	6%	7%	3%	159%	3%	-17%	-1%	-51%	1%	
High Price	-16%	6%	-8%	-31%	25%	7%	0%	31%	30%	34%	-6%	
Low Price	-55%	-11%	-9%	-18%	28%	22%	111%	-39%	100%	-17%	-9%	

4th Quarter Trends

Ignacio In Town Homes												
	2011 Q4	2010 Q4	2009 Q4	2008 Q4	2007 Q4	2006 Q4	2005 Q4	2004 Q4	2003 Q4	2002 Q4	2001 Q4	2000 Q4
Average Price	\$ 135,379	\$ -	\$ 65,000	\$ -	\$ 116,750	\$ -	\$ -	\$ -	\$ 110,750	\$ 97,200	\$ 97,275	\$ 68,878
Median Price	\$ 135,379	\$ -	\$ 65,000	\$ -	\$ 116,750	\$ -	\$ -	\$ -	\$ 110,750	\$ 110,000	\$ 97,275	\$ 68,877
Total Volume	\$ 270,000	\$ -	\$ 65,000	\$ -	\$ 233,500	\$ -	\$ -	\$ -	\$ 221,500	\$ 486,000	\$ 194,550	\$ 137,755
Number Sold	2	0	1	0	2	0	0	0	2	5	2	2
Avg. Days on Market	334	0	77	0	135	0	0	0	64	111	81	187
High Price	\$ 205,000	\$ -	\$ 65,000	\$ -	\$ 123,500	\$ -	\$ -	\$ -	\$ 116,500	\$ 146,000	\$ 110,000	\$ 80,255
Low Price	\$ 65,758	\$ -	\$ 65,000	\$ -	\$ 110,000	\$ -	\$ -	\$ -	\$ 105,000	\$ 49,000	\$ 84,550	\$ 57,500
Percent Change from Previous Year												
	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	#DIV/0!	-100%	#DIV/0!	-100%	#DIV/0!	#DIV/0!	#DIV/0!	-100%	14%	0%	41%	
Median Price	#DIV/0!	-100%	#DIV/0!	-100%	#DIV/0!	#DIV/0!	#DIV/0!	-100%	1%	13%	41%	
Total Volume	#DIV/0!	-100%	#DIV/0!	-100%	#DIV/0!	#DIV/0!	#DIV/0!	-100%	-54%	150%	41%	
Number Sold	#DIV/0!	-100%	#DIV/0!	-100%	#DIV/0!	#DIV/0!	#DIV/0!	-100%	-60%	150%	0%	
Avg. Days on Market	#DIV/0!	-100%	#DIV/0!	-100%	#DIV/0!	#DIV/0!	#DIV/0!	-100%	-42%	37%	-57%	
High Price	#DIV/0!	-100%	#DIV/0!	-100%	#DIV/0!	#DIV/0!	#DIV/0!	-100%	-20%	33%	37%	
Low Price	#DIV/0!	-100%	#DIV/0!	-100%	#DIV/0!	#DIV/0!	#DIV/0!	-100%	114%	-42%	47%	
Country Homes - La Plata County Combined												
	2011 Q4	2010 Q4	2009 Q4	2008 Q4	2007 Q4	2006 Q4	2005 Q4	2004 Q4	2003 Q4	2002 Q4	2001 Q4	2000 Q4
Average Price	\$ 418,781	\$ 383,950	\$ 487,158	\$ 399,798	\$ 446,287	\$ 522,158	\$ 465,303	\$ 366,914	\$ 289,329	\$ 296,915	\$ 273,755	\$ 222,622
Median Price	\$ 295,000	\$ 330,000	\$ 344,500	\$ 342,250	\$ 375,000	\$ 363,000	\$ 347,500	\$ 310,000	\$ 230,000	\$ 230,000	\$ 273,221	\$ 174,000
Total Volume	\$ 38,946,684	\$ 23,804,960	\$ 38,972,710	\$ 26,386,692	\$ 40,165,900	\$ 66,314,157	\$ 58,628,246	\$ 48,065,700	\$ 30,090,181	\$ 126,485,757	\$ 28,688,190	\$ 26,719,373
Number Sold	93	62	80	66	90	127	126	131	104	426	105	120
Avg. Days on Market	218	174	202	162	178	181	167	184	157	165	165	163
High Price	\$ 5,790,000	\$ 1,450,000	\$ 2,700,000	\$ 1,800,000	\$ 1,275,000	\$ 3,000,000	\$ 6,500,000	\$ 2,310,000	\$ 895,000	\$ 4,565,726	\$ 2,500,000	\$ 1,685,000
Low Price	\$ 85,000	\$ 124,900	\$ 48,500	\$ 111,000	\$ 150,000	\$ 10,000	\$ 95,000	\$ 58,000	\$ 82,500	\$ 29,500	\$ 43,000	\$ 17,000
Percent Change from Previous Year												
	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	9%	-21%	22%	-10%	-15%	12%	27%	27%	-3%	8%	23%	
Median Price	-11%	-4%	1%	-9%	3%	4%	12%	35%	0%	-16%	57%	
Total Volume	64%	-39%	48%	-34%	-39%	13%	22%	60%	-76%	341%	7%	
Number Sold	50%	-23%	21%	-27%	-29%	1%	-4%	26%	-76%	306%	-13%	
Avg. Days on Market	25%	-14%	25%	-9%	-2%	8%	-9%	17%	-5%	0%	1%	
High Price	299%	-46%	50%	41%	-58%	-54%	181%	158%	-80%	83%	48%	
Low Price	-32%	158%	-56%	-26%	1400%	-89%	64%	-30%	180%	-31%	153%	

4th Quarter Trends

Country Homes - Durango												
	2011 Q4	2010 Q4	2009 Q4	2008 Q4	2007 Q4	2006 Q4	2005 Q4	2004 Q4	2003 Q4	2002 Q4	2001 Q4	2000 Q4
Average Price	\$ 524,630	\$ 439,297	\$ 568,166	\$ 443,961	\$ 501,530	\$ 651,582	\$ 568,382	\$ 421,382	\$ 323,182	\$ 336,770	\$ 328,442	\$ 256,428
Median Price	\$ 363,250	\$ 374,405	\$ 400,486	\$ 399,750	\$ 447,000	\$ 470,000	\$ 385,500	\$ 360,000	\$ 288,175	\$ 269,450	\$ 255,000	\$ 199,900
Total Volume	\$ 31,477,849	\$ 17,571,910	\$ 34,089,990	\$ 16,870,542	\$ 28,085,700	\$ 48,868,707	\$ 45,470,561	\$ 34,974,700	\$ 22,945,891	\$ 92,948,402	\$ 21,020,300	\$ 20,257,823
Number Sold	60	40	60	38	56	75	80	83	71	276	64	79
Avg. Days on Market	229	173	211	172	194	193	169	207	167	162	164	163
High Price	\$ 5,790,000	\$ 1,450,000	\$ 2,700,000	\$ 1,800,000	\$ 1,275,000	\$ 3,000,000	\$ 6,500,000	\$ 2,310,000	\$ 895,000	\$ 4,565,726	\$ 2,500,000	\$ 1,685,000
Low Price	\$ 85,000	\$ 145,500	\$ 90,000	\$ 111,000	\$ 225,000	\$ 110,000	\$ 96,000	\$ 58,000	\$ 82,500	\$ 50,000	\$ 43,000	\$ 17,000
Percent Change from Previous Year												
	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	19%	-23%	28%	-11%	-23%	15%	35%	30%	-4%	3%	28%	
Median Price	-3%	-7%	0%	-11%	-5%	22%	7%	25%	7%	6%	28%	
Total Volume	79%	-48%	102%	-40%	-43%	7%	30%	52%	-75%	342%	4%	
Number Sold	50%	-33%	58%	-32%	-25%	-6%	-4%	17%	-74%	331%	-19%	
Avg. Days on Market	32%	-18%	23%	-11%	1%	14%	-18%	24%	3%	-1%	1%	
High Price	299%	-46%	50%	41%	-58%	-54%	181%	158%	-80%	83%	48%	
Low Price	-42%	62%	-19%	-51%	105%	15%	66%	-30%	65%	16%	153%	
Country Homes - Bayfield												
	2011 Q4	2010 Q4	2009 Q4	2008 Q4	2007 Q4	2006 Q4	2005 Q4	2004 Q4	2003 Q4	2002 Q4	2001 Q4	2000 Q4
Average Price	\$ 233,080	\$ 280,488	\$ 239,226	\$ 374,963	\$ 339,269	\$ 351,986	\$ 324,258	\$ 291,109	\$ 220,364	\$ 234,838	\$ 168,885	\$ 166,276
Median Price	\$ 210,000	\$ 225,000	\$ 248,200	\$ 253,725	\$ 280,000	\$ 331,500	\$ 315,000	\$ 247,500	\$ 180,000	\$ 183,500	\$ 158,000	\$ 146,100
Total Volume	\$ 5,360,850	\$ 4,768,300	\$ 2,870,720	\$ 6,749,350	\$ 7,124,650	\$ 11,967,550	\$ 9,403,500	\$ 9,315,500	\$ 6,831,290	\$ 24,892,855	\$ 4,559,890	\$ 5,154,550
Number Sold	23	17	12	18	21	34	29	32	31	106	27	31
Avg. Days on Market	183	180	170	144	144	179	163	133	129	154	154	156
High Price	\$ 575,000	\$ 635,000	\$ 385,000	\$ 1,450,000	\$ 899,900	\$ 1,160,000	\$ 540,000	\$ 889,000	\$ 479,900	\$ 3,000,000	\$ 372,000	\$ 385,000
Low Price	\$ 85,000	\$ 124,900	\$ 105,000	\$ 140,000	\$ 177,500	\$ 10,000	\$ 200,000	\$ 164,000	\$ 85,000	\$ 73,000	\$ 76,500	\$ 79,900
Percent Change from Previous Year												
	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	-17%	17%	-36%	11%	-4%	9%	11%	32%	-6%	39%	2%	
Median Price	-7%	-9%	-2%	-9%	-16%	5%	27%	38%	-2%	16%	8%	
Total Volume	12%	66%	-57%	-5%	-40%	27%	1%	36%	-73%	446%	-12%	
Number Sold	35%	42%	-33%	-14%	-38%	17%	-9%	3%	-71%	293%	-13%	
Avg. Days on Market	2%	6%	18%	0%	-20%	10%	23%	3%	-16%	0%	-1%	
High Price	-9%	65%	-73%	61%	-22%	115%	-39%	85%	-84%	706%	-3%	
Low Price	-32%	19%	-25%	-21%	1675%	-95%	22%	93%	16%	-5%	-4%	

4th Quarter Trends

Country Homes - Durango Mountain Area												
	2011 Q4	2010 Q4	2009 Q4	2008 Q4	2007 Q4	2006 Q4	2005 Q4	2004 Q4	2003 Q4	2002 Q4	2001 Q4	2000 Q4
Average Price	\$ 1,421,818	\$ 568,928	\$ 695,375	\$ 1,225,000	\$ 812,875	\$ 1,042,500	\$ 860,000	\$ -	\$ -	\$ -	\$ -	\$ -
Median Price	\$ 995,000	\$ 537,500	\$ 739,500	\$ 1,225,000	\$ 840,625	\$ 1,042,500	\$ 900,000	\$ -	\$ -	\$ -	\$ -	\$ -
Total Volume	\$ 15,640,000	\$ 9,382,500	\$ 2,781,500	\$ 2,450,000	\$ 4,877,250	\$ 2,085,000	\$ 2,580,000	\$ -	\$ -	\$ -	\$ -	\$ -
Number Sold	11	7	4	2	6	2	3	0	0	0	0	0
Avg. Days on Market	448	308	422	491	296	38	346	0	0	0	0	0
High Price	\$ 4,000,000	\$ 1,225,000	\$ 855,000	\$ 1,975,000	\$ 899,000	\$ 1,390,000	\$ 920,000	\$ -	\$ -	\$ -	\$ -	\$ -
Low Price	\$ 185,000	\$ 285,000	\$ 447,500	\$ 475,000	\$ 607,000	\$ 695,000	\$ 760,000	\$ -	\$ -	\$ -	\$ -	\$ -
Percent Change from Previous Year												
	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	150%	-18%	-43%	51%	-22%	21%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
Median Price	85%	-27%	-40%	46%	-19%	16%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
Total Volume	67%	237%	14%	-50%	134%	-19%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
Number Sold	57%	75%	100%	-67%	200%	-33%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
Avg. Days on Market	45%	-27%	-14%	66%	679%	-89%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
High Price	227%	43%	-57%	120%	-35%	51%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
Low Price	-35%	-36%	-6%	-22%	-13%	-9%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	

4th Quarter Trends

Condo/Townhomes - Durango Mountain Area												
	2011 Q4	2010 Q4	2009 Q4	2008 Q4	2007 Q4	2006 Q4	2005 Q4	2004 Q4	2003 Q4	2002 Q4	2001 Q4	2000 Q4
Average Price	\$ 280,286	\$ 301,677	\$ 372,450	\$ 493,436	\$ 588,118	\$ 241,321	\$ 264,285	\$ 167,912	\$ 191,403	\$ 191,552	\$ 98,742	\$ 113,068
Median Price	\$ 220,000	\$ 191,000	\$ 373,500	\$ 540,000	\$ 639,900	\$ 219,500	\$ 212,000	\$ 97,500	\$ 125,000	\$ 117,000	\$ 86,000	\$ 88,000
Total Volume	\$ 3,083,150	\$ 5,430,200	\$ 4,469,400	\$ 5,427,800	\$ 8,233,658	\$ 5,550,400	\$ 9,250,000	\$ 2,854,500	\$ 6,124,900	\$ 15,515,750	\$ 1,184,900	\$ 2,826,700
Number Sold	11	18	12	11	14	23	35	17	32	81	12	25
Avg. Days on Market	315	399	318	239	308	189	129	217	254	256	204	284
High Price	\$ 785,400	\$ 840,000	\$ 650,000	\$ 1,299,900	\$ 1,610,591	\$ 435,000	\$ 1,070,000	\$ 755,000	\$ 794,000	\$ 1,900,000	\$ 255,000	\$ 285,500
Low Price	\$ 90,000	\$ 48,200	\$ 120,000	\$ 55,000	\$ 45,000	\$ 45,000	\$ 58,000	\$ 51,000	\$ 38,800	\$ 12,500	\$ 43,500	\$ 35,000
Percent Change from Previous Year												
	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	-7%	-19%	-25%	-16%	144%	-9%	57%	-12%	0%	94%	-13%	
Median Price	15%	-49%	-31%	-16%	192%	4%	117%	-22%	7%	36%	-2%	
Total Volume	-43%	21%	-18%	-34%	48%	-40%	224%	-53%	-61%	1209%	-58%	
Number Sold	-39%	50%	9%	-21%	-39%	-34%	106%	-47%	-60%	575%	-52%	
Avg. Days on Market	-21%	25%	33%	-22%	63%	47%	-41%	-15%	-1%	25%	-28%	
High Price	-7%	29%	-50%	-19%	270%	-59%	42%	-5%	-58%	645%	-11%	
Low Price	87%	-60%	118%	22%	0%	-22%	14%	31%	210%	-71%	24%	

**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.

4th Quarter Trends

COLOR CODE

DURANGO
BAYFIELD
IGNACIO
VALLECITO
LaPlata Co.
Dgo Mtn Area

1/8 Share Fractional - Durango Mountain Area									
	2011 Q4	2010 Q4	2009 Q4	2008 Q4					
Average Price	\$ 90,000	\$ -	\$ 279,900	\$ 229,567					
Median Price	\$ 90,000	\$ -	\$ 346,500	\$ 279,900					
Total Volume	\$ 90,000	\$ -	\$ 279,900	\$5,509,620					
Number Sold	1	0	1	24					
Avg. Days on Market	50	0	519	192					
High Price	\$ 90,000	\$ -	\$ 279,900	\$ 299,900					
Low Price	\$ 90,000	\$ -	\$ 279,900	\$ 119,900					
Percent Change from Previous Year									
	2011	2010	2009	2008					
Average Price	#DIV/0!	-100%	22%	#DIV/0!					
Median Price	#DIV/0!	-100%	24%	#DIV/0!					
Total Volume	#DIV/0!	-100%	-95%	#DIV/0!					
Number Sold	#DIV/0!	-100%	-96%	#DIV/0!					
Avg. Days on Market	#DIV/0!	-100%	170%	#DIV/0!					
High Price	#DIV/0!	-100%	-7%	#DIV/0!					
Low Price	#DIV/0!	-100%	133%	#DIV/0!					
1/4 Share Fractional - Resort									
	2011 Q4	2010 Q4	2009 Q4	2008 Q4					
Average Price	\$ -	\$ -	\$ -	\$ -					
Median Price	\$ -	\$ -	\$ -	\$ -					
Total Volume	\$ -	\$ -	\$ -	\$ -					
Number Sold	0	0	0	0					
Avg. Days on Market	0	0	0	0					
High Price	\$ -	\$ -	\$ -	\$ -					
Low Price	\$ -	\$ -	\$ -	\$ -					
Percent Change from Previous Year									
	2011	2010	2009	2008					
Average Price	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!					
Median Price	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!					
Total Volume	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!					
Number Sold	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!					
Avg. Days on Market	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!					
High Price	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!					
Low Price	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!					

4th Quarter Trends

COLOR CODE DURANGO BAYFIELD IGNACIO LaPlata Co.

Farm/Ranch (La Plata County Combined)										
	2011 Q4	2010 Q4	2009 Q4	2008 Q4	2007 Q4	2006 Q4				
Average Price	\$ -	\$ -	\$ -	\$ -	\$ 637,500	\$ 1,812,500				
Median Price	\$ -	\$ -	\$ -	\$ -	\$ 637,500	\$ 1,812,500				
Total Volume	\$ -	\$ -	\$ 346,500	\$ -	\$ 1,275,000	\$ 3,625,000				
Number Sold	0	0	0	0	2	2				
Avg. Days on Market	0	0	0	0	283	163				
High Price	\$ -	\$ -	\$ -	\$ -	\$ 875,000	\$ 1,975,000				
Low Price	\$ -	\$ -	\$ -	\$ -	\$ 400,000	\$ 1,650,000				
Farm/Ranch (La Plata County Combined)										
	2011	2010	2009	2008	2007					
Average Price	#DIV/0!	#DIV/0!	#DIV/0!	-100%	-65%					
Median Price	#DIV/0!	#DIV/0!	#DIV/0!	-100%	-65%					
Total Volume	#DIV/0!	-100%	#DIV/0!	-100%	-65%					
Number Sold	#DIV/0!	#DIV/0!	#DIV/0!	-100%	0%					
Avg. Days on Market	#DIV/0!	#DIV/0!	#DIV/0!	-100%	74%					
High Price	#DIV/0!	#DIV/0!	#DIV/0!	-100%	-56%					
Low Price	#DIV/0!	#DIV/0!	#DIV/0!	-100%	-76%					
Land (InTown) Durango										
	2011 Q4	2010 Q4	2009 Q4	2008 Q4	2007 Q4	2006 Q4	2005 Q4	2004 Q4	2003 Q4	
Average Price	\$ 205,700	\$ 224,875	\$ 147,500	\$ 321,215	\$ -	\$ 270,000	\$ 152,000	\$ 207,107	\$ 127,154	
Median Price	\$ 205,700	\$ 250,000	\$ 147,500	\$ 321,215	\$ -	\$ 300,000	\$ 152,000	\$ 159,250	\$ 110,000	
Total Volume	\$ 411,400	\$ 1,799,000	\$ 295,000	\$ 642,430	\$ -	\$ 810,000	\$ 304,000	\$ 2,485,282	\$ 1,398,689	
Number Sold	2	8	2	2	0	3	2	12	11	
Avg. Days on Market	137	960	598	284	0	293	83	170	285	
High Price	\$ 244,900	\$ 325,000	\$ 195,000	\$ 415,000	\$ -	\$ 300,000	\$ 179,000	\$ 550,000	\$ 226,000	
Low Price	\$ 166,500	\$ 109,000	\$ 100,000	\$ 227,430	\$ -	\$ 210,000	\$ 125,000	\$ 105,000	\$ 88,900	
Percent Change from Previous Year										
	2011	2010	2009	2008	2007	2006	2005	2004	2003	
Average Price	-9%	52%	-54%	#DIV/0!	-100%	78%	-27%	63%		
Median Price	-18%	69%	-54%	#DIV/0!	-100%	97%	-5%	45%		
Total Volume	-77%	510%	-54%	#DIV/0!	-100%	166%	-88%	78%		
Number Sold	-75%	300%	0%	#DIV/0!	-100%	50%	-83%	9%		
Avg. Days on Market	-86%	61%	111%	#DIV/0!	-100%	253%	-51%	-40%		
High Price	-25%	67%	-53%	#DIV/0!	-100%	68%	-67%	143%		
Low Price	53%	9%	-56%	#DIV/0!	-100%	68%	19%	18%		

4th Quarter Trends

<i>Land (In Town) Bayfield</i>											
	2011 Q4	2010 Q4	2009 Q4	2008 Q4	2007 Q4	2006 Q4	2005 Q4	2004 Q4	2003 Q4		
Average Price	\$ 42,500	\$ 51,000	\$ 70,000	\$ 56,700	\$ 51,296	\$ 61,457	\$ 63,754	\$ 65,753	\$ 60,000		
Median Price	\$ 42,500	\$ 51,000	\$ 70,000	\$ 56,700	\$ 49,900	\$ 65,900	\$ 62,100	\$ 67,000	\$ 60,000		
Total Volume	\$ 42,500	\$ 102,000	\$ 70,000	\$ 113,400	\$ 820,750	\$ 430,200	\$ 701,300	\$ 986,300	\$ 60,000		
Number Sold	1	2	1	2	16	7	11	15	1		
Avg. Days on Market	306	296	927	526	516	384	78	254	108		
High Price	\$ 42,500	\$ 60,000	\$ 70,000	\$ 56,700	\$ 56,750	\$ 71,900	\$ 72,100	\$ 95,000	\$ 60,000		
Low Price	\$ 42,500	\$ 42,000	\$ 70,000	\$ 56,700	\$ 49,900	\$ 49,900	\$ 57,000	\$ 47,000	\$ 60,000		
<i>Percent Change from Previous Year</i>											
	2011	2010	2009	2008	2007	2006	2005	2004	2003		
Average Price	-17%	-27%	23%	11%	-17%	-4%	-3%	10%			
Median Price	-17%	-27%	23%	14%	-24%	6%	-7%	12%			
Total Volume	-58%	46%	-38%	-86%	91%	-39%	-29%	1544%			
Number Sold	-50%	100%	-50%	-88%	129%	-36%	-27%	1400%			
Avg. Days on Market	3%	-68%	76%	2%	34%	392%	-69%	135%			
High Price	-29%	-14%	23%	0%	-21%	0%	-24%	58%			
Low Price	1%	-40%	23%	14%	0%	-12%	21%	-22%			
<i>Land (In Town) Ignacio</i>											
	2011 Q4	2010 Q4	2009 Q4	2008 Q4	2007 Q4	2006 Q4	2005 Q4	2004 Q4	2003 Q4		
Average Price	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -		
Median Price	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -		
Total Volume	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -		
Number Sold	0	0	0	1	0	0	0	0	0		
Avg. Days on Market	0	0	0	52	0	0	0	0	0		
High Price	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -		
Low Price	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -		
<i>Percent Change from Previous Year</i>											
	2011	2010	2009	2008	2007	2006	2005	2004	2003		
Average Price	#DIV/0!	#DIV/0!	-100%	#DIV/0!							
Median Price	#DIV/0!	#DIV/0!	-100%	#DIV/0!							
Total Volume	#DIV/0!	#DIV/0!	-100%	#DIV/0!							
Number Sold	#DIV/0!	#DIV/0!	-100%	#DIV/0!							
Avg. Days on Market	#DIV/0!	#DIV/0!	-100%	#DIV/0!							
High Price	#DIV/0!	#DIV/0!	-100%	#DIV/0!							
Low Price	#DIV/0!	#DIV/0!	-100%	#DIV/0!							

4th Quarter Trends

Land (La Plata County Combined) Lots Under 1 Acre

	2011 Q4	2010 Q4	2009 Q4	2008 Q4	2007 Q4	2006 Q4	2005 Q4	2004 Q4	2003 Q4	2002 Q4	2001 Q4	2000 Q4
Average Price	\$ 93,500	\$ 90,000	\$ 71,133	\$ 108,483	\$ 148,757	\$ 134,875	\$ 141,625	\$ 95,779	\$ 140,611	\$ 47,200	\$ 48,680	\$ 112,921
Median Price	\$ 104,250	\$ 90,000	\$ 75,000	\$ 125,000	\$ 132,300	\$ 140,000	\$ 130,500	\$ 73,950	\$ 125,100	\$ 38,000	\$ 40,000	\$ 62,500
Total Volume	\$ 561,000	\$ 18,000	\$ 213,400	\$ 325,450	\$ 1,041,300	\$ 1,079,000	\$ 1,133,000	\$ 1,340,900	\$ 2,249,781	\$ 708,000	\$ 1,119,650	\$ 3,161,775
Number Sold	6	2	3	3	7	8	8	14	16	15	23	28
Avg. Days on Market	257	73	248	68	185	254	61	137	237	167	302	259
High Price	\$ 162,500	\$ 95,000	\$ 99,900	\$ 175,000	\$ 315,000	\$ 219,000	\$ 217,000	\$ 260,000	\$ 279,000	\$ 120,500	\$ 168,000	\$ 475,000
Low Price	\$ 15,000	\$ 85,000	\$ 38,500	\$ 25,450	\$ 4,000	\$ 38,000	\$ 84,500	\$ 20,000	\$ 6,081	\$ 9,000	\$ 10,000	\$ 10,000

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	4%	27%	-34%	-27%	10%	-5%	48%	-32%	198%	-3%	-57%	
Median Price	16%	20%	-40%	-6%	-6%	7%	76%	-41%	229%	-5%	-36%	
Total Volume	3017%	-92%	-34%	-69%	-3%	-5%	-16%	-40%	218%	-37%	-65%	
Number Sold	200%	-33%	0%	-57%	-13%	0%	-43%	-13%	7%	-35%	-18%	
Avg. Days on Market	252%	-71%	265%	-63%	-27%	316%	-55%	-42%	42%	-45%	17%	
High Price	71%	-5%	-43%	-44%	44%	1%	-17%	-7%	132%	-28%	-65%	
Low Price	-82%	121%	51%	536%	-89%	-55%	323%	229%	-32%	-10%	0%	

Land (La Plata County Combined) 1 - 9.99 Acres

	2011 Q4	2010 Q4	2009 Q4	2008 Q4	2007 Q4	2006 Q4	2005 Q4	2004 Q4	2003 Q4	2002 Q4	2001 Q4	2000 Q4
Average Price	\$ 111,166	\$ 181,013	\$ 147,222	\$ 272,300	\$ 174,472	\$ 181,940	\$ 121,428	\$ 96,424	\$ 69,757	\$ 77,337	\$ 53,440	\$ 84,543
Median Price	\$ 106,000	\$ 166,375	\$ 120,000	\$ 170,000	\$ 152,000	\$ 170,000	\$ 116,500	\$ 67,000	\$ 32,000	\$ 53,250	\$ 45,000	\$ 44,000
Total Volume	\$ 333,500	\$ 905,068	\$ 1,325,000	\$ 1,361,500	\$ 3,140,500	\$ 4,912,400	\$ 1,700,000	\$ 3,953,393	\$ 2,860,050	\$ 3,866,850	\$ 2,244,500	\$ 5,410,725
Number Sold	3	5	9	5	18	27	14	41	41	50	42	64
Avg. Days on Market	218	429	448	194	236	198	90	249	197	224	267	319
High Price	\$ 215,000	\$ 330,000	\$ 360,000	\$ 475,000	\$ 418,750	\$ 475,000	\$ 250,000	\$ 290,000	\$ 354,000	\$ 430,000	\$ 200,000	\$ 400,000
Low Price	\$ 12,500	\$ 39,000	\$ 43,500	\$ 122,500	\$ 42,500	\$ 44,900	\$ 58,500	\$ 25,000	\$ 5,500	\$ 5,000	\$ 6,500	\$ 4,000

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	-39%	23%	-46%	56%	-4%	50%	26%	38%	-10%	45%	-37%	
Median Price	-36%	39%	-29%	12%	-11%	46%	74%	109%	-40%	18%	2%	
Total Volume	-63%	-32%	-3%	-57%	-36%	189%	-57%	38%	-26%	72%	-59%	
Number Sold	-40%	-44%	80%	-72%	-33%	93%	-66%	0%	-18%	19%	-34%	
Avg. Days on Market	-49%	-4%	131%	-18%	19%	120%	-64%	26%	-12%	-16%	-16%	
High Price	-35%	-8%	-24%	13%	-12%	90%	-14%	-18%	-18%	115%	-50%	
Low Price	-68%	-10%	-64%	188%	-5%	-23%	134%	355%	10%	-23%	63%	

4th Quarter Trends

Land (La Plata County Combined) 10 to 34.99 Acres

	2011 Q4	2010 Q4	2009 Q4	2008 Q4	2007 Q4	2006 Q4	2005 Q4	2004 Q4	2003 Q4	2002 Q4	2001 Q4	2000 Q4
Average Price	\$ -	\$ 21,000	\$ 457,000	\$ 322,000	\$ 1,386,666	\$ 260,000	\$ 273,333	\$ 222,875	\$ 169,167	\$ 143,673	\$ 119,975	\$ 162,935
Median Price	\$ -	\$ 21,000	\$ 450,000	\$ 322,000	\$ 650,000	\$ 260,000	\$ 240,000	\$ 245,500	\$ 166,000	\$ 130,000	\$ 109,950	\$ 122,300
Total Volume	\$ -	\$ 21,000	\$ 2,285,000	\$ 644,000	\$ 4,160,000	\$ 520,000	\$ 820,000	\$ 1,783,000	\$ 1,015,000	\$ 1,580,400	\$ 959,800	\$ 1,303,481
Number Sold	0	1	5	2	3	2	3	8	6	11	8	8
Avg. Days on Market	0	76	245	618	564	221	419	407	544	308	221	369
High Price	\$ -	\$ 21,000	\$ 700,000	\$ 394,000	\$ 2,895,000	\$ 270,000	\$ 450,000	\$ 387,500	\$ 220,000	\$ 322,500	\$ 262,500	\$ 310,000
Low Price	\$ -	\$ 21,000	\$ 97,000	\$ 250,000	\$ 615,000	\$ 250,000	\$ 130,000	\$ 18,500	\$ 120,000	\$ 10,000	\$ 7,500	\$ 45,000

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	-100%	-95%	42%	-77%	433%	-5%	23%	32%	18%	20%	-26%	
Median Price	-100%	-95%	40%	-50%	150%	8%	-2%	48%	28%	18%	-10%	
Total Volume	-100%	-99%	255%	-85%	700%	-37%	-54%	76%	-36%	65%	-26%	
Number Sold	-100%	-80%	150%	-33%	50%	-33%	-63%	33%	-45%	38%	0%	
Avg. Days on Market	-100%	-69%	-60%	10%	155%	-47%	3%	-25%	77%	39%	-40%	
High Price	-100%	-97%	78%	-86%	972%	-40%	16%	76%	-32%	23%	-15%	
Low Price	-100%	-78%	-61%	-59%	146%	92%	603%	-85%	1100%	33%	-83%	

Land (La Plata County Combined) 35 Acres +

	2011 Q4	2010 Q4	2009 Q4	2008 Q4	2007 Q4	2006 Q4	2005 Q4	2004 Q4	2003 Q4	2002 Q4	2001 Q4	2000 Q4
Average Price	\$ 169,500	\$ 376,666	\$ 219,392	\$ 336,750	\$ 497,734	\$ 251,550	\$ 352,480	\$ 510,479	\$ 240,208	\$ 253,682	\$ 300,214	\$ 533,627
Median Price	\$ 150,000	\$ 425,000	\$ 179,000	\$ 296,000	\$ 288,000	\$ 107,750	\$ 259,000	\$ 302,500	\$ 196,250	\$ 150,000	\$ 220,000	\$ 265,000
Total Volume	\$ 678,000	\$ 1,130,000	\$ 1,535,750	\$ 1,347,000	\$ 5,475,074	\$ 2,515,500	\$ 5,287,205	\$ 12,251,500	\$ 2,882,500	\$ 4,312,600	\$ 4,203,000	\$ 8,004,400
Number Sold	4	3	7	4	11	10	15	24	12	17	14	15
Avg. Days on Market	854	697	297	337	186	269	164	437	154	183	237	354
High Price	\$ 293,000	\$ 500,000	\$ 540,000	\$ 500,000	\$ 1,850,000	\$ 925,000	\$ 85,000	\$ 2,000,000	\$ 650,000	\$ 850,000	\$ 1,200,000	\$ 3,600,000
Low Price	\$ 85,000	\$ 205,000	\$ 75,000	\$ 255,000	\$ 154,574	\$ 59,000	\$ 76,000	\$ 53,500	\$ 30,000	\$ 12,200	\$ 56,500	\$ 45,000

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	-55%	72%	-35%	-32%	98%	-29%	-31%	113%	-5%	-15%	-44%	
Median Price	-65%	137%	-40%	3%	167%	-58%	-14%	54%	31%	-32%	-17%	
Total Volume	-40%	-26%	14%	-75%	118%	-52%	-57%	325%	-33%	3%	-47%	
Number Sold	33%	-57%	75%	-64%	10%	-33%	-38%	100%	-29%	21%	-7%	
Avg. Days on Market	23%	135%	-12%	81%	-31%	64%	-62%	184%	-16%	-23%	-33%	
High Price	-41%	-7%	8%	-73%	100%	988%	-96%	208%	-24%	-29%	-67%	
Low Price	-59%	173%	-71%	65%	162%	-22%	42%	78%	146%	-78%	26%	

4th Quarter Trends

Land (La Plata County Combined) Mountain Area

	2011 Q4	2010 Q4	2009 Q4	2008 Q4	2007 Q4	2006 Q4	2005 Q4					
Average Price	\$ 183,388	\$ 133,333	\$ 194,900	\$ 341,200	\$ 552,912	\$ 411,338	\$ 260,800					
Median Price	\$ 120,000	\$ 80,000	\$ 194,900	\$ 381,000	\$ 477,500	\$ 360,000	\$ 229,900					
Total Volume	\$ 1,650,500	\$ 400,000	\$ 194,900	\$ 1,706,000	\$ 5,529,127	\$ 5,347,400	\$ 4,172,800					
Number Sold	9	3	1	5	10	13	16					
Avg. Days on Market	819	151	1550	293	522	327	176					
High Price	\$ 514,000	\$ 260,000	\$ 194,900	\$ 500,000	\$ 895,127	\$ 1,100,000	\$ 850,000					
Low Price	\$ 49,900	\$ 60,000	\$ 194,900	\$ 120,000	\$ 305,000	\$ 100,000	\$ 132,000					

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006						
Average Price	38%	-32%	-43%	-38%	34%	58%						
Median Price	50%	-59%	-49%	-20%	33%	57%						
Total Volume	313%	105%	-89%	-69%	3%	28%						
Number Sold	200%	200%	-80%	-50%	-23%	-19%						
Avg. Days on Market	442%	-90%	429%	-44%	60%	86%						
High Price	98%	33%	-61%	-44%	-19%	29%						
Low Price	-17%	-69%	62%	-61%	205%	-24%						

Business & Income (La Plata County Combined) Business Opportunities

	2011 Q4	2010 Q4	2009 Q4	2008 Q4	2007 Q4	2006 Q4	2005 Q4	2004 Q4	2003 Q4	2002 Q4	2001 Q4	2000 Q4
Average Price	\$ 23,000	\$ 456,000	\$ -	\$ 211,250	\$ 273,041	\$ 445,000	\$ -	\$ 106,667	\$ 30,667	\$ -	\$ 500,000	\$ 204,333
Median Price	\$ 23,000	\$ 80,000	\$ -	\$ 211,250	\$ 273,041	\$ 75,000	\$ -	\$ 95,000	\$ 37,000	\$ -	\$ 500,000	\$ 289,000
Total Volume	\$ 46,000	\$ 2,280,000	\$ -	\$ 422,500	\$ 273,041	\$ 1,335,000	\$ -	\$ 320,000	\$ 92,000	\$ -	\$ 500,000	\$ 613,000
Number Sold	2	5	0	2	1	3	0	3	3	0	1	3
Avg. Days on Market	388	445	0	597	88	194	0	124	172	0	64	329
High Price	\$ 38,000	\$ 1,250,000	\$ -	\$ 272,500	\$ 273,041	\$ 1,200,000	\$ -	\$ 170,000	\$ 45,000	\$ -	\$ 500,000	\$ 297,000
Low Price	\$ 8,000	\$ 50,000	\$ -	\$ 150,000	\$ 273,041	\$ 60,000	\$ -	\$ 55,000	\$ 10,000	\$ -	\$ 500,000	\$ 27,000

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	-95%	#DIV/0!	-100%	-23%	-39%			248%				
Median Price	-71%	#DIV/0!	-100%	-23%	264%			157%				
Total Volume	-98%	#DIV/0!	-100%	55%	-80%			248%				
Number Sold	-60%	#DIV/0!	-100%	100%	-67%			0%				
Avg. Days on Market	-13%	#DIV/0!	-100%	578%	-55%			-28%				
High Price	-97%	#DIV/0!	-100%	0%	-77%			278%				
Low Price	-84%	#DIV/0!	-100%	-45%	355%			450%				

4th Quarter Trends

Business & Income (La Plata County Combined) Commercial Income

	2011 Q4	2010 Q4	2009 Q4	2008 Q4	2007 Q4	2006 Q4	2005 Q4	2004 Q4	2003 Q4	2002 Q4	2001 Q4	2000 Q4
Average Price	\$ 756,428	\$ 776,250	\$ 511,515	\$ 477,100	\$ 846,300	\$ 1,059,736	\$ 873,530	\$ 358,131	\$ 1,093,143	\$ 425,100	\$ 392,276	\$ 363,333
Median Price	\$ 500,000	\$ 776,250	\$ 440,711	\$ 381,500	\$ 712,500	\$ 1,000,000	\$ 900,000	\$ 265,548	\$ 425,000	\$ 290,000	\$ 215,000	\$ 510,000
Total Volume	\$ 5,295,000	\$ 1,552,500	\$ 2,557,575	\$ 2,385,500	\$ 8,463,000	\$ 8,477,895	\$ 8,735,301	\$ 4,297,568	\$ 7,652,000	\$25,560,600	\$ 6,668,696	\$ 1,090,000
Number Sold	7	2	5	5	10	8	10	12	7	6	17	3
Avg. Days on Market	150	952	283	73	157	312	249	352	184	279	254	323
High Price	\$ 2,300,000	\$ 1,250,000	\$ 925,000	\$ 889,000	\$ 2,310,000	\$ 1,961,000	\$ 1,800,000	\$ 177,052	\$ 4,800,000	\$ 960,000	\$ 1,492,696	\$ 535,000
Low Price	\$ 155,000	\$ 302,500	\$ 332,500	\$ 180,000	\$ 199,000	\$ 255,895	\$ 159,900	\$ 1,121,500	\$ 147,000	\$ 116,600	\$ 78,000	\$ 45,000

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	-3%	52%	7%	-44%	-20%	21%	144%	-67%	157%	8%	8%	
Median Price	-36%	76%	16%	-46%	-29%	11%	239%	-38%	47%	35%	-58%	
Total Volume	241%	-39%	7%	-72%	0%	-3%	103%	-44%	-70%	283%	512%	
Number Sold	250%	-60%	0%	-50%	25%	-20%	-17%	71%	17%	-65%	467%	
Avg. Days on Market	-84%	236%	288%	-54%	-50%	25%	-29%	91%	-34%	10%	-21%	
High Price	84%	35%	4%	-62%	18%	9%	917%	-96%	400%	-36%	179%	
Low Price	-49%	-9%	85%	-10%	-22%	60%	-86%	663%	26%	49%	73%	

Business & Income (La Plata County Combined) Commercial Lana

	2011 Q4	2010 Q4	2009 Q4	2008 Q4	2007 Q4	2006 Q4	2005 Q4	2004 Q4	2003 Q4	2002 Q4	2001 Q4	2000 Q4
Average Price	\$ 340,000	\$ -	\$ 225,200	\$ 460,000	\$ 1,165,056	\$ 189,750	\$ -	\$ 300,000	\$ 250,000	\$ 405,000	\$ 811,583	\$ 118,750
Median Price	\$ 340,000	\$ -	\$ 225,200	\$ 460,000	\$ 800,000	\$ 189,750	\$ -	\$ 300,000	\$ 250,000	\$ 405,000	\$ 411,250	\$ 118,750
Total Volume	\$ 680,000	\$ -	\$ 225,200	\$ 460,000	\$ 3,495,170	\$ 379,500	\$ -	\$ 300,000	\$ 250,000	\$ 405,000	\$ 4,869,500	\$ 237,500
Number Sold	2	0	1	1	3	2	0	1	1	1	6	2
Avg. Days on Market	72	0	28	453	231	489	0	226	68	28	304	91
High Price	\$ 595,000	\$ -	\$ 225,200	\$ 460,000	\$ 2,345,170	\$ 292,000	\$ -	\$ 300,000	\$ 250,000	\$ 405,000	\$ 3,000,000	\$ 170,000
Low Price	\$ 85,000	\$ -	\$ 225,200	\$ 460,000	\$ 350,000	\$ 87,500	\$ -	\$ 300,000	\$ 250,000	\$ 405,000	\$ 42,000	\$ 67,500

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	#DIV/0!	-100%	-51%	-61%	514%		-100%	20%	-38%	-50%	583%	
Median Price	#DIV/0!	-100%	-51%	-43%	322%		-100%	20%	-38%	-2%	246%	
Total Volume	#DIV/0!	-100%	-51%	-87%	821%		-100%	20%	-38%	-92%	1950%	
Number Sold	#DIV/0!	-100%	0%	-67%	50%		-100%	0%	0%	-83%	200%	
Avg. Days on Market	#DIV/0!	-100%	-94%	96%	-53%		-100%	232%	143%	-91%	234%	
High Price	#DIV/0!	-100%	-51%	-80%	703%		-100%	20%	-38%	-87%	1665%	
Low Price	#DIV/0!	-100%	-51%	31%	300%		-100%	20%	-38%	864%	-38%	

4th Quarter Trends

Business & Income (La Plata County Combined) Commercial Lease

	2011 Q4	2010 Q4	2009 Q4	2008 Q4	2007 Q4	2006 Q4	2005 Q4	2004 Q4	2003 Q4	2002 Q4	2001 Q4	2000 Q4
Average Price	\$ 2,240	\$ 2,052	\$ 1,200	\$ -	\$ 4,932	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Median Price	\$ 2,240	\$ 1,402	\$ 1,200	\$ -	\$ 4,932	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Volume	\$ 3,440	\$ 24,624	\$ 1,200	\$ -	\$ 9,865	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Number Sold	2	12	2	0	2	0	0	0	0	0	0	0
Avg. Days on Market	33	257	304	0	187	0	0	0	0	0	0	0
High Price	\$ 2,240	\$ 5,067	\$ 1,200	\$ -	\$ 5,356	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Low Price	\$ 1,200	\$ 325	\$ 1,200	\$ -	\$ 4,509	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	9%	71%	#DIV/0!	-100%								
Median Price	60%	17%	#DIV/0!	-100%								
Total Volume	-86%	1952%	#DIV/0!	-100%								
Number Sold	-83%	500%	#DIV/0!	-100%								
Avg. Days on Market	-87%	-15%	#DIV/0!	-100%								
High Price	-56%	322%	#DIV/0!	-100%								
Low Price	269%	-73%	#DIV/0!	-100%								

Business & Income (La Plata County Combined) Mobile/Modular - No Land

	2011 Q4	2010 Q4	2009 Q4	2008 Q4	2007 Q4	2006 Q4	2005 Q4	2004 Q4	2003 Q4	2002 Q4	2001 Q4	2000 Q4
Average Price	\$ 27,166	\$ -	\$ 15,333	\$ 35,000	\$ 28,000	\$ 47,000	\$ 16,000	\$ -	\$ -	\$ 25,989	\$ 13,250	\$ 14,750
Median Price	\$ 24,000	\$ -	\$ 17,000	\$ 35,000	\$ 28,000	\$ 47,000	\$ 16,000	\$ -	\$ -	\$ 21,750	\$ 13,250	\$ 14,750
Total Volume	\$ 81,500	\$ -	\$ 46,000	\$ 35,000	\$ 28,000	\$ 47,000	\$ 32,000	\$ -	\$ -	\$ 103,954	\$ 26,500	\$ 29,500
Number Sold	3	0	3	1	1	1	2	0	0	4	2	2
Avg. Days on Market	98	0	531	459	125	126	109	0	0	140	188	112
High Price	\$ 41,500	\$ -	\$ 24,000	\$ 35,000	\$ 28,000	\$ 47,000	\$ 24,000	\$ -	\$ -	\$ 40,454	\$ 14,500	\$ 20,000
Low Price	\$ 16,000	\$ -	\$ 5,000	\$ 35,000	\$ 28,000	\$ 47,000	\$ 8,000	\$ -	\$ -	\$ 20,000	\$ 12,000	\$ 9,500

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	#DIV/0!	-100%	-56%	25%	-40%	194%			-100%	96%	-10%	
Median Price	#DIV/0!	-100%	-51%	25%	-40%	194%			-100%	64%	-10%	
Total Volume	#DIV/0!	-100%	31%	25%	-40%	47%			-100%	292%	-10%	
Number Sold	#DIV/0!	-100%	200%	0%	0%	-50%			-100%	100%	0%	
Avg. Days on Market	#DIV/0!	-100%	16%	267%	-1%	16%			-100%	-26%	68%	
High Price	#DIV/0!	-100%	-31%	25%	-40%	96%			-100%	179%	-28%	
Low Price	#DIV/0!	-100%	-86%	25%	-40%	488%			-100%	67%	26%	

4th Quarter Trends

Business & Income (La Plata County Combined) Multi-Family

	2011 Q4	2010 Q4	2009 Q4	2008 Q4	2007 Q4	2006 Q4	2005 Q4	2004 Q4	2003 Q4	2002 Q4	2001 Q4	2000 Q4
Average Price	\$ 450,000	\$ 687,500	\$ 413,000	\$ -	\$ 431,950	\$ 382,750	\$ 419,500	\$ 1,800,000	\$ 325,000	\$ 228,333	\$ 276,667	\$ -
Median Price	\$ 450,000	\$ 687,500	\$ 413,000	\$ -	\$ 431,950	\$ 365,500	\$ 419,500	\$ 1,800,000	\$ 325,000	\$ 174,500	\$ 295,000	\$ -
Total Volume	\$ 450,000	\$ 1,375,000	\$ 413,000	\$ -	\$ 863,900	\$ 1,531,000	\$ 839,000	\$ 1,800,000	\$ 325,000	\$ 685,000	\$ 830,000	\$ -
Number Sold	1	2	1	0	2	4	2	1	1	3	3	0
Avg. Days on Market	89	143	203	0	145	90	63	89	46	110	207	0
High Price	\$ 450,000	\$ 775,000	\$ 413,000	\$ -	\$ 455,400	\$ 515,000	\$ 470,000	\$ 1,800,000	\$ 325,000	\$ 415,000	\$ 365,000	\$ -
Low Price	\$ 450,000	\$ 600,000	\$ 413,000	\$ -	\$ 408,500	\$ 285,000	\$ 369,000	\$ 1,800,000	\$ 325,000	\$ 95,000	\$ 170,000	\$ -

Percent Change from Previous Year

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average Price	-35%	66%	#DIV/0!	-100%	13%	-9%	-77%	454%	42%	-17%		
Median Price	-35%	66%	#DIV/0!	-100%	18%	-13%	-77%	454%	86%	-41%		
Total Volume	-67%	233%	#DIV/0!	-100%	-44%	82%	-53%	454%	-53%	-17%		
Number Sold	-50%	100%	#DIV/0!	-100%	-50%	100%	100%	0%	-67%	0%		
Avg. Days on Market	-38%	-30%	#DIV/0!	-100%	61%	43%	-29%	93%	-58%	-47%		
High Price	-42%	88%	#DIV/0!	-100%	-12%	10%	-74%	454%	-22%	14%		
Low Price	-25%	45%	#DIV/0!	-100%	43%	-23%	-80%	454%	242%	-44%		

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