



DURANGO AREA ASSOCIATION OF REALTORS®

2021 MLS Data Yearly Statistical Release

The 2021 overall market could be summed up in one sentence: Lack of inventory results in higher prices. However, that would be rather simplistic. The data suggests that in all segments of the market the median has strongly increased in price.

"In town Durango" saw the highest increase in the market, with "Durango Country Homes" following in a very close second. The distinction between the two markets is primarily due to a decrease in "In Town Durango" units sold in comparison to 2020 numbers, while "Durango Country Homes" had an increase of 5.5% in units over the same period. The "Bayfield In Town" market followed suit with that same trend with a 20.4% price increase, yet a decrease in units by an 18.8%. "Bayfield Country Homes" trends similarly to the "Durango Country Homes" market with an 18.9% increase in price, but with a decrease in units sold of 13%.

In La Plata County, "Land 1-10 acres" rose moderately at 5.4% in price, and yet units sold soared 48.2%. Comparatively, units sold in 2020 totaled 139, and in 2021 increased to 206.

Lastly, the Resort market saw a significantly large increase in cost. The "Resort Condo/Townhomes" segment was up in price 49.2%, from \$325,000 median price in 2020 to \$485,000 in 2021. "Durango Mountain Homes" saw an increase of both pricing at 17.7% and units up 9.1% over 2020 numbers.

The local real estate market remains strong one. The 2022 proposed increase in interest rates could have some impact on the market, but REALTORS® are still seeing more demand than there is inventory.

For a more in depth look at the market, visit www.durangorealtor.com or contact your local REALTOR® today.

	TOTAL 2019	TOTAL 2020	TOTAL 2021	20-21 Change	% Change
La Plata County Homes					
Median	\$ 387,750	\$ 449,000	\$ 545,000	\$ 96,000	21.4%
# sold	1136	1434	1390	-44	-3.1%
Durango In town Homes					
median	\$ 506,625	\$ 575,000	\$ 650,000	\$ 75,000	13.0%
# sold	166	216	181	-35	-16.2%
Durango Country Homes					
median	\$ 482,000	\$ 569,750	\$ 685,000	\$ 115,250	20.2%
# sold	355	456	481	25	5.5%
Durango Condo/Townhomes					
Median	\$ 324,500	\$ 354,900	\$ 415,000	\$ 60,100	16.9%
# sold	218	258	251	-7	-2.7%
Bayfield In Town Homes					
Median	\$ 334,000	\$ 331,500	\$ 399,000	\$ 67,500	20.4%
# sold	61	80	65	-15	-18.8%
Bayfield Country Homes					
Median	\$ 347,000	\$ 373,450	\$ 444,000	\$ 70,550	18.9%
# sold	139	162	141	-21	-13.0%
Dgo Mountain Homes					
Median	\$ 747,437	\$ 947,500	\$ 1,115,000	\$ 167,500	17.7%
# sold	20	44	48	4	9.1%
Dgo Mountain Condos & Townhomes					
Median	\$ 215,000	\$ 325,000	\$ 485,000	\$ 160,000	49.2%
# sold	122	149	138	-11	-7.4%
Land, 1-10 Acres, La Plata Residential					
Median	\$ 107,750	\$ 105,000	\$ 110,700	\$ 5,700	5.4%
# sold	76	139	206	67	48.2%

*Disclaimers: Totals do not include Mobile Homes sold without land. 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.





DURANGO AREA ASSOCIATION OF REALTORS®

2021 STATISTICS

Year: 2021

DATES: January 1, 2021 to December 31, 2021

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) **
Durango	\$762,683	\$650,000	\$138,045,767	181	88	\$1,999,000	\$315,000	Below \$100,000
Bayfield	\$405,634	\$399,000	\$26,366,226	65	64	\$735,000	\$116,000	31
Ignacio	\$234,875	\$237,000	\$1,879,000	8	164	\$330,000	\$145,000	84
COUNTRY HOMES								
La Plata County Combined**	\$719,260	\$575,000	\$512,832,594	713	92	\$6,500,000	\$50,000	\$100,000 - \$149,999
Durango	\$834,651	\$685,000	\$401,467,564	481	93	\$6,500,000	\$50,000	18
Bayfield	\$495,934	\$444,000	\$69,926,819	141	86	\$1,300,000	\$187,000	
Ignacio	\$418,475	\$360,000	\$17,157,487	41	108	\$975,000	\$135,000	
Vallecito	\$485,614	\$413,500	\$24,280,724	50	86	\$1,371,394	\$159,000	\$150,000 - \$239,999
Durango Mountain Area	\$1,541,361	\$1,115,000	\$73,985,350	48	139	\$8,745,000	\$360,000	84
CONDO/TOWNHOMES								
Durango	\$435,561	\$415,000	\$109,325,858	251	75	\$1,500,000	\$111,000	
Bayfield	\$257,743	\$262,500	\$2,319,690	9	74	\$325,000	\$219,900	\$240,000 - \$499,999
Durango Mountain Area	\$519,621	\$485,000	\$71,707,803	138	71	\$2,375,000	\$80,000	504
FARM/RANCH								
La Plata County Combined**	\$3,257,090	\$1,092,000	\$35,828,000	11	245	\$19,600,000	\$177,000	\$500,000 - \$999,999
LAND (In Town)								
Durango	\$235,033	\$212,450	\$10,811,522	46	403	\$610,000	\$109,000	601
Bayfield	\$188,000	\$85,000	\$940,000	5	568	\$600,000	\$85,000	
Ignacio	\$10,000	\$10,000	\$20,000	2	153	\$10,000	\$10,000	
LAND (La Plata County Combined)**								1,000,000 +
Lots under 1 Acre	\$160,830	\$148,250	\$16,726,370	104	186	\$450,000	\$8,000	182
1 to 9.9 Acres	\$142,589	\$79,900	\$22,814,274	160	157	\$1,892,100	\$6,500	
10 to 34.99 Acres	\$311,100	\$215,000	\$8,088,600	26	197	\$1,600,000	\$29,725	TOTAL
35 Acres or More	\$295,433	\$200,000	\$22,748,400	77	201	\$1,100,000	\$41,000	1420
Agricultural	\$472,291	\$287,500	\$8,501,240	18	408	\$2,060,000	\$95,000	
Multi-Family	\$528,428	\$350,000	\$3,699,000	7	457	\$1,300,000	\$200,000	
Durango Mountain Area Land	\$299,613	\$185,000	\$29,661,770	99	245	\$3,500,000	\$47,250	
BUSINESS & INCOME (La Plata County Combined)**								
Business Opportunities	\$70,000	\$70,000	\$70,000	1	55	\$70,000	\$70,000	
Commercial Land	\$793,144	\$350,000	\$15,069,754	19	388	\$2,650,000	\$75,000	
Mobile/Modular - No Land	\$63,715	\$6,325	\$1,911,450	30	80	\$105,000	\$16,000	
Multi-Family	\$1,674,531	\$805,000	\$26,792,500	16	71	\$6,800,000	\$240,000	
FRACTIONAL & TIMESHARES								
1/8 Fractional - ALL RESORTS	\$73,687	\$68,500	\$589,500	8	148	\$105,000	\$50,000	
1/4 Fractional - ALL RESORTS	\$47,375	\$33,000	\$189,500	4	332	\$95,000	\$28,500	

La Plata County Combined statistics includes: (Durango, Bayfield, Breen, Hesperus, Ignacio, Kline, Marvel, Red Mesa, Vallecito) . The ALL RESORTS area is all property north of and including Rockwood in LaPlata County. Residential Sales reflect only those properties sold in La Plata County.

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Annual Trends

	Durango In Town Homes										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Average Price	\$ 762,683	\$ 645,965	\$ 581,307	\$ 555,973	\$ 523,717	\$ 497,572	\$ 457,848	\$ 452,966	\$ 410,567	\$ 390,898	\$ 384,731
Median Price	\$ 650,000	\$ 575,000	\$ 506,625	\$ 487,000	\$ 449,000	\$ 464,250	\$ 436,500	\$ 400,000	\$ 370,000	\$ 344,000	\$ 359,000
Total Volume	\$ 138,045,767	\$ 139,528,564	\$ 96,497,031	\$ 100,631,204	\$ 97,935,259	\$ 87,572,694	\$ 80,581,415	\$ 86,969,560	\$ 76,365,550	\$ 62,934,584	\$ 55,016,672
Number Sold	181	216	166	181	187	176	176	192	186	161	143
Avg. Days on Market	88	129	134	109	122	116	106	106	126	148	184
High Price	\$ 1,999,000	\$ 1,995,000	\$ 3,100,000	\$ 1,600,000	\$ 1,761,511	\$ 1,298,888	\$ 1,018,000	\$ 1,375,000	\$ 1,275,000	\$ 1,225,000	\$ 1,000,000
Low Price	\$ 315,000	\$ 283,500	\$ 182,000	\$ 260,000	\$ 225,000	\$ 230,000	\$ 190,000	\$ 149,000	\$ 219,900	\$ 142,400	\$ 165,000
	Percent Change from Previous Year										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Average Price	18%	11%	5%	6%	5%	9%	1%	10%	5%	2%	-3%
Median Price	13%	13%	4%	8%	-3%	6%	9%	8%	8%	-4%	5%
Total Volume	-1%	45%	-4%	3%	12%	9%	-7%	14%	21%	14%	25%
Number Sold	-16%	30%	-8%	-3%	6%	0%	-8%	3%	16%	13%	29%
Avg. Days on Market	-32%	-4%	23%	-11%	5%	9%	0%	-16%	-15%	-20%	-13%
High Price	0%	-36%	94%	-9%	36%	28%	-26%	8%	4%	23%	-13%
Low Price	11%	56%	-30%	16%	-2%	21%	28%	-32%	54%	-14%	65%
	Bayfield In Town Homes										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Average Price	\$ 405,634	\$ 339,557	\$ 337,263	\$ 320,875	\$ 299,415	\$ 290,341	\$ 275,022	\$ 249,585	\$ 249,402	\$ 214,609	\$ 216,715
Median Price	\$ 399,000	\$ 331,500	\$ 334,000	\$ 320,000	\$ 298,200	\$ 293,500	\$ 272,000	\$ 249,500	\$ 262,000	\$ 210,100	\$ 223,500
Total Volume	\$ 26,366,226	\$ 27,164,575	\$ 20,573,100	\$ 13,155,900	\$ 19,761,400	\$ 16,549,469	\$ 16,226,350	\$ 14,975,127	\$ 12,968,919	\$ 9,657,429	\$ 7,151,595
Number Sold	65	80	61	41	66	57	59	60	52	45	33
Avg. Days on Market	64	88	107	89	101	92	91	102	99	140	134
High Price	\$ 735,000	\$ 515,000	\$ 595,000	\$ 435,000	\$ 435,000	\$ 410,000	\$ 420,000	\$ 361,900	\$ 382,500	\$ 359,000	\$ 302,750
Low Price	\$ 116,000	\$ 175,025	\$ 234,500	\$ 215,000	\$ 91,000	\$ 147,000	\$ 75,000	\$ 133,622	\$ 60,000	\$ 60,000	\$ 84,000
	Percent Change from Previous Year										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Average Price	19%	1%	5%	7%	3%	6%	10%	0%	16%	-1%	-10%
Median Price	20%	-1%	4%	7%	2%	8%	9%	-5%	25%	-6%	-6%
Total Volume	-3%	32%	56%	-33%	19%	2%	8%	15%	34%	35%	-13%
Number Sold	-19%	31%	49%	-38%	16%	-3%	-2%	15%	16%	36%	-3%
Avg. Days on Market	-27%	-18%	20%	-12%	10%	1%	-11%	3%	-29%	4%	-11%
High Price	43%	-13%	37%	0%	6%	-2%	16%	-5%	7%	19%	-18%
Low Price	-34%	-25%	9%	136%	-38%	96%	-44%	123%	0%	-29%	-48%

Annual Trends

	Ignacio In Town Homes										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Average Price	\$ 234,875	\$ 227,575	\$ 163,933	\$ 198,983	\$ 249,500	\$ 156,000	\$ 162,987	\$ 142,812	\$ 108,250	\$ 113,166	\$ 141,414
Median Price	\$ 237,000	\$ 247,000	\$ 168,250	\$ 202,000	\$ 244,000	\$ 155,000	\$ 188,500	\$ 127,500	\$ 108,250	\$ 122,500	\$ 135,379
Total Volume	\$ 1,879,000	\$ 2,275,750	\$ 983,600	\$ 1,193,900	\$ 748,500	\$ 624,000	\$ 1,955,855	\$ 1,142,500	\$ 216,500	\$ 339,500	\$ 565,658
Number Sold	8	10	6	6	3	4	12	8	2	3	4
Avg. Days on Market	164	101	112	100	148	156	139	160	221	152	540
High Price	\$ 330,000	\$ 290,000	\$ 220,000	\$ 265,000	\$ 269,500	\$ 190,000	\$ 235,000	\$ 299,000	\$ 178,000	\$ 157,000	\$ 239,900
Low Price	\$ 145,000	\$ 115,000	\$ 85,600	\$ 90,000	\$ 235,000	\$ 124,000	\$ 82,500	\$ 52,500	\$ 38,500	\$ 60,000	\$ 55,000
	Percent Change from Previous Year										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Average Price	3%	39%	-18%	-20%	60%	-4%	14%	32%	-4%	-20%	-18%
Median Price	-4%	47%	-17%	-17%	57%	-18%	48%	18%	-12%	-10%	-30%
Total Volume	-17%	131%	-18%	60%	20%	-68%	71%	428%	-36%	-40%	10%
Number Sold	-20%	67%	0%	100%	-25%	-67%	50%	300%	-33%	-25%	33%
Avg. Days on Market	62%	-10%	12%	-32%	-5%	12%	-13%	-28%	45%	-72%	78%
High Price	14%	32%	-17%	-2%	42%	-19%	-21%	68%	13%	-35%	-2%
Low Price	26%	34%	-5%	-62%	90%	50%	57%	36%	-36%	9%	-29%
	Country Homes - La Plata County Combined										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Average Price	\$ 719,260	\$ 579,644	\$ 500,566	\$ 497,406	\$ 450,924	\$ 453,697	\$ 417,732	\$ 422,155	\$ 400,148	\$ 365,659	\$ 390,622
Median Price	\$ 575,000	\$ 486,900	\$ 420,000	\$ 419,000	\$ 392,500	\$ 377,500	\$ 359,000	\$ 345,000	\$ 322,500	\$ 328,250	\$ 312,507
Total Volume	\$ 512,832,594	\$ 399,375,365	\$ 275,812,069	\$ 261,276,598	\$ 253,870,363	\$ 258,153,745	\$ 217,638,610	\$ 207,278,198	\$ 196,872,893	\$ 143,338,483	\$ 124,217,885
Number Sold	713	689	551	545	563	569	521	491	492	392	318
Avg. Days on Market	92	133	130	135	136	143	145	155	170	178	193
High Price	\$ 6,500,000	\$ 8,250,000	\$ 6,535,000	\$ 2,800,000	\$ 2,300,000	\$ 11,000,000	\$ 2,200,000	\$ 3,350,000	\$ 15,000,000	\$ 1,870,000	\$ 5,790,000
Low Price	\$ 50,000	\$ 55,000	\$ 60,000	\$ 48,000	\$ 75,000	\$ 42,531	\$ 40,000	\$ 46,500	\$ 47,900	\$ 52,000	\$ 12,000
	Percent Change from Previous Year										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Average Price	24%	16%	1%	10%	-1%	9%	-1%	5%	9%	-6%	-8%
Median Price	18%	16%	0%	7%	4%	5%	4%	7%	-2%	5%	-7%
Total Volume	28%	45%	6%	3%	-2%	19%	5%	5%	37%	15%	13%
Number Sold	3%	25%	1%	-3%	-1%	9%	6%	0%	26%	23%	23%
Avg. Days on Market	-31%	2%	-4%	-1%	-5%	-1%	-6%	-9%	-4%	-8%	-5%
High Price	-21%	26%	133%	22%	-79%	400%	-34%	-78%	702%	-68%	27%
Low Price	-9%	-8%	25%	-36%	76%	6%	-14%	-3%	-8%	333%	-70%

Annual Trends

Country Homes - Durango											
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Average Price	\$ 834,651	\$ 666,359	\$ 570,548	\$ 553,574	\$ 514,031	\$ 509,780	\$ 478,786	\$ 486,293	\$ 418,106	\$ 405,751	\$ 467,516
Median Price	\$ 685,000	\$ 569,750	\$ 482,000	\$ 495,000	\$ 445,000	\$ 439,000	\$ 400,000	\$ 400,000	\$ 376,000	\$ 357,121	\$ 365,000
Total Volume	\$ 401,467,564	\$ 303,860,045	\$ 202,544,783	\$ 196,518,907	\$ 194,303,879	\$ 196,775,395	\$ 176,672,342	\$ 156,586,524	\$ 142,574,352	\$ 111,987,362	\$ 94,905,924
Number Sold	481	456	355	355	378	386	369	322	341	276	203
Avg. Days on Market	93	148	129	130	135	143	141	139	163	170	205
High Price	\$ 6,500,000	\$ 8,250,000	\$ 6,535,000	\$ 2,800,000	\$ 2,300,000	\$ 11,000,000	\$ 2,200,000	\$ 3,350,000	\$ 3,500,000	\$ 1,870,000	\$ 6,790,000
Low Price	\$ 50,000	\$ 150,000	\$ 63,000	\$ 124,500	\$ 82,000	\$ 42,531	\$ 80,900	\$ 46,500	\$ 47,900	\$ 59,000	\$ 12,000
Percent Change from Previous Year											
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Average Price	25%	17%	3%	8%	1%	6%	-2%	16%	3%	-13%	-4%
Median Price	20%	18%	-3%	11%	1%	10%	0%	6%	5%	-2%	-3%
Total Volume	32%	50%	3%	1%	-1%	11%	13%	10%	27%	18%	8%
Number Sold	5%	28%	0%	-6%	-2%	5%	15%	-6%	24%	36%	12%
Avg. Days on Market	-37%	15%	-1%	-4%	-6%	1%	1%	-15%	-4%	-17%	-1%
High Price	-21%	26%	133%	22%	-79%	400%	-34%	-4%	87%	-72%	48%
Low Price	-67%	138%	-49%	52%	93%	-47%	74%	-3%	-19%	392%	-70%
Country Homes - Bayfield											
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Average Price	\$ 495,934	\$ 447,706	\$ 396,725	\$ 350,029	\$ 331,631	\$ 364,256	\$ 276,703	\$ 323,298	\$ 276,024	\$ 250,476	\$ 248,387
Median Price	\$ 444,000	\$ 373,450	\$ 347,000	\$ 319,500	\$ 300,000	\$ 296,175	\$ 265,000	\$ 263,500	\$ 265,000	\$ 198,320	\$ 230,000
Total Volume	\$ 69,926,819	\$ 72,528,420	\$ 55,144,841	\$ 46,553,938	\$ 43,775,405	\$ 44,439,350	\$ 26,563,502	\$ 37,825,944	\$ 29,534,624	\$ 21,791,421	\$ 20,616,135
Number Sold	141	162	139	133	132	122	96	117	107	87	83
Avg. Days on Market	86	99	118	130	135	115	132	177	169	187	156
High Price	\$ 1,300,000	\$ 2,500,000	\$ 2,250,000	\$ 1,725,000	\$ 950,000	\$ 4,600,000	\$ 600,000	\$ 1,370,000	\$ 1,375,000	\$ 855,000	\$ 730,000
Low Price	\$ 187,000	\$ 95,000	\$ 125,000	\$ 48,000	\$ 127,500	\$ 85,000	\$ 70,001	\$ 47,500	\$ 63,000	\$ 52,000	\$ 58,800
Percent Change from Previous Year											
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Average Price	11%	13%	13%	6%	-9%	32%	-14%	17%	10%	1%	-16%
Median Price	19%	8%	9%	7%	1%	12%	1%	-1%	34%	-14%	-2%
Total Volume	-4%	32%	18%	6%	-1%	67%	-30%	28%	36%	6%	37%
Number Sold	-13%	17%	5%	1%	8%	27%	-18%	9%	23%	5%	63%
Avg. Days on Market	-13%	-16%	-9%	-4%	17%	-13%	-25%	5%	-10%	20%	-21%
High Price	-48%	11%	30%	82%	-79%	667%	-56%	0%	61%	17%	11%
Low Price	97%	-24%	160%	-62%	50%	21%	47%	-25%	21%	-12%	-53%

Annual Trends

	Country Homes - Ignacio										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Average Price	\$ 418,475	\$ 320,597	\$ 281,668	\$ 333,287	\$ 304,417	\$ 275,980	\$ 289,214	\$ 240,035	\$ 244,649	\$ 275,020	\$ 229,675
Median Price	\$ 360,000	\$ 285,000	\$ 280,000	\$ 289,000	\$ 313,250	\$ 240,000	\$ 250,000	\$ 213,000	\$ 203,300	\$ 275,000	\$ 205,500
Total Volume	\$ 17,157,487	\$ 7,053,150	\$ 9,295,045	\$ 8,998,750	\$ 6,088,350	\$ 6,899,500	\$ 6,073,500	\$ 4,560,670	\$ 4,648,331	\$ 2,750,200	\$ 3,445,126
Number Sold	41	22	33	27	20	25	21	19	19	10	15
Avg. Days on Market	108	98	142	176	181	179	149	159	203	165	187
High Price	\$ 975,000	\$ 599,000	\$ 535,000	\$ 655,000	\$ 472,200	\$ 515,000	\$ 620,000	\$ 445,000	\$ 515,000	\$ 440,000	\$ 599,900
Low Price	\$ 135,000	\$ 118,500	\$ 145,000	\$ 70,000	\$ 87,500	\$ 130,000	\$ 162,500	\$ 89,000	\$ 73,200	\$ 55,200	\$ 80,000
	Percent Change from Previous Year										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Average Price	31%	14%	-15%	9%	10%	-5%	20%	-2%	-11%	20%	-8%
Median Price	26%	2%	-3%	-8%	31%	-4%	17%	5%	-26%	34%	-11%
Total Volume	143%	-24%	3%	48%	-12%	14%	33%	-2%	69%	-20%	6%
Number Sold	86%	-33%	22%	35%	-20%	19%	11%	0%	90%	-33%	15%
Avg. Days on Market	10%	-31%	-19%	-3%	1%	20%	-6%	-22%	23%	-12%	42%
High Price	63%	12%	-18%	39%	-8%	-17%	39%	-14%	17%	-27%	33%
Low Price	14%	-18%	107%	-20%	-33%	-20%	83%	22%	33%	-31%	-18%
	Country Homes - Vallecito										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Average Price	\$ 485,614	\$ 325,178	\$ 367,808	\$ 339,476	\$ 294,022	\$ 278,875	\$ 237,979	\$ 251,668	\$ 804,623	\$ 358,394	\$ 308,864
Median Price	\$ 413,500	\$ 317,000	\$ 314,875	\$ 299,000	\$ 276,900	\$ 251,750	\$ 219,900	\$ 208,000	\$ 185,000	\$ 310,000	\$ 250,000
Total Volume	\$ 24,280,724	\$ 15,933,750	\$ 8,827,400	\$ 10,184,300	\$ 9,702,729	\$ 10,039,500	\$ 8,329,266	\$ 8,305,060	\$ 20,115,586	\$ 6,809,500	\$ 5,250,700
Number Sold	50	49	24	30	33	36	35	33	25	19	17
Avg. Days on Market	86	118	192	165	120	216	226	225	252	262	246
High Price	\$ 1,371,394	\$ 822,500	\$ 1,024,000	\$ 870,000	\$ 660,000	\$ 560,000	\$ 595,000	\$ 785,000	\$ 15,000,000	\$ 825,000	\$ 660,000
Low Price	\$ 159,000	\$ 55,000	\$ 60,000	\$ 94,500	\$ 75,000	\$ 75,500	\$ 40,000	\$ 50,000	\$ 56,736	\$ 75,000	\$ 150,000
	Percent Change from Previous Year										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Average Price	49%	-12%	8%	15%	5%	17%	-5%	-69%	125%	16%	29%
Median Price	30%	1%	5%	8%	10%	14%	6%	12%	-40%	24%	10%
Total Volume	52%	81%	-13%	5%	-3%	21%	0%	-59%	195%	30%	83%
Number Sold	2%	104%	-20%	-9%	-8%	3%	6%	32%	32%	12%	42%
Avg. Days on Market	-27%	-39%	16%	38%	-44%	-4%	0%	-11%	-4%	7%	9%
High Price	67%	-20%	18%	32%	18%	-6%	-24%	-95%	1718%	25%	68%
Low Price	189%	-8%	-37%	26%	-1%	89%	-20%	-12%	-24%	-50%	63%

Annual Trends

	Country Homes - Durango Mountain Area										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Average Price	\$ 1,541,361	\$ 1,118,751	\$ 998,906	\$ 1,004,321	\$ 997,403	\$ 817,780	\$ 596,880	\$ 785,029	\$ 788,625	\$ 992,958	\$ 884,208
Median Price	\$ 1,115,000	\$ 947,500	\$ 747,437	\$ 804,500	\$ 780,000	\$ 555,000	\$ 472,000	\$ 629,000	\$ 606,500	\$ 644,000	\$ 625,000
Total Volume	\$ 73,985,350	\$ 49,225,083	\$ 19,978,125	\$ 26,112,350	\$ 12,966,250	\$ 20,444,500	\$ 12,534,500	\$ 22,765,850	\$ 18,927,000	\$ 11,915,500	\$ 25,642,048
Number Sold	48	44	20	26	13	25	21	29	24	12	29
Avg. Days on Market	139	159	155	235	291	221	191	265	201	357	450
High Price	\$ 8,745,000	\$ 3,388,000	\$ 4,176,750	\$ 2,850,000	\$ 2,035,000	\$ 3,025,000	\$ 2,425,000	\$ 2,160,000	\$ 3,280,000	\$ 5,400,000	\$ 4,000,000
Low Price	\$ 360,000	\$ 373,000	\$ 317,500	\$ 258,000	\$ 325,000	\$ 140,000	\$ 129,000	\$ 250,000	\$ 232,000	\$ 115,500	\$ 99,900
	Percent Change from Previous Year										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Average Price	38%	12%	-1%	1%	22%	37%	-24%	0%	-21%	12%	16%
Median Price	18%	27%	-7%	3%	41%	18%	-25%	4%	-6%	3%	10%
Total Volume	50%	146%	-23%	101%	-37%	63%	-45%	20%	59%	-54%	181%
Number Sold	9%	120%	-23%	100%	-48%	19%	-28%	21%	100%	-59%	142%
Avg. Days on Market	-13%	3%	-34%	-19%	32%	16%	-28%	32%	-44%	-21%	74%
High Price	158%	-19%	47%	40%	-33%	25%	12%	-34%	-39%	35%	63%
Low Price	-3%	17%	23%	-21%	132%	9%	-48%	8%	101%	16%	-56%
	Condo/Townhomes - Durango										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Average Price	\$ 435,561	\$ 375,202	\$ 352,879	\$ 346,754	\$ 341,023	\$ 319,860	\$ 308,655	\$ 287,324	\$ 268,410	\$ 273,937	\$ 268,690
Median Price	\$ 415,000	\$ 354,900	\$ 324,500	\$ 325,000	\$ 317,890	\$ 304,900	\$ 290,000	\$ 272,265	\$ 247,000	\$ 245,000	\$ 246,750
Total Volume	\$ 109,325,858	\$ 96,802,235	\$ 76,927,666	\$ 80,793,848	\$ 79,799,556	\$ 71,328,922	\$ 68,212,906	\$ 50,856,500	\$ 51,266,477	\$ 42,460,350	\$ 34,929,820
Number Sold	251	258	218	233	234	223	221	177	191	155	130
Avg. Days on Market	75	157	122	117	123	125	126	133	199	223	286
High Price	\$ 1,500,000	\$ 1,175,000	\$ 1,100,000	\$ 1,145,000	\$ 1,250,000	\$ 799,000	\$ 1,237,500	\$ 990,000	\$ 1,275,000	\$ 1,150,000	\$ 545,000
Low Price	\$ 111,000	\$ 80,000	\$ 105,000	\$ 103,000	\$ 75,000	\$ 45,000	\$ 78,000	\$ 83,500	\$ 83,000	\$ 60,000	\$ 70,500
	Percent Change from Previous Year										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Average Price	16%	6%	2%	2%	7%	4%	7%	7%	-2%	2%	-9%
Median Price	17%	9%	0%	2%	4%	5%	7%	10%	1%	-1%	-8%
Total Volume	13%	26%	-5%	1%	12%	5%	34%	-1%	21%	22%	-23%
Number Sold	-3%	18%	-6%	0%	5%	1%	25%	-7%	23%	19%	-15%
Avg. Days on Market	-52%	29%	4%	-5%	-2%	-1%	-5%	-33%	-11%	-22%	10%
High Price	28%	7%	-4%	-8%	56%	-35%	25%	-22%	11%	111%	-56%
Low Price	39%	-24%	2%	37%	67%	-42%	-7%	1%	38%	-15%	-25%

Annual Trends

	Condo/Townhomes - Bayfield										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Average Price	\$ 257,743	\$ 259,375	\$ 237,700	\$ 221,333	\$ 225,920	\$ 208,362	\$ 197,285	\$ 203,975	\$ 169,555	\$ 156,833	\$ 161,875
Median Price	\$ 262,500	\$ 273,750	\$ 245,000	\$ 215,000	\$ 239,000	\$ 214,500	\$ 197,000	\$ 203,975	\$ 175,860	\$ 155,500	\$ 161,500
Total Volume	\$ 2,319,690	\$ 1,037,500	\$ 1,663,900	\$ 664,000	\$ 2,033,280	\$ 1,666,900	\$ 1,381,000	\$ 203,975	\$ 678,220	\$ 470,500	\$ 1,295,007
Number Sold	9	4	7	3	9	8	7	1	4	3	8
Avg. Days on Market	74	93	100	69	106	66	106	98	159	186	63
High Price	\$ 325,000	\$ 275,000	\$ 258,000	\$ 239,000	\$ 250,000	\$ 240,900	\$ 212,000	\$ 203,975	\$ 181,500	\$ 171,000	\$ 180,000
Low Price	\$ 219,900	\$ 215,000	\$ 212,000	\$ 210,000	\$ 198,500	\$ 139,000	\$ 184,000	\$ 203,975	\$ 145,000	\$ 144,000	\$ 142,500
	Percent Change from Previous Year										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Average Price	-1%	9%	7%	-2%	8%	6%	-3%	20%	8%	-3%	-13%
Median Price	-4%	12%	14%	-10%	11%	9%	-3%	16%	13%	-4%	-20%
Total Volume	124%	-38%	151%	-67%	22%	21%	577%	-70%	44%	-64%	40%
Number Sold	125%	-43%	133%	-67%	13%	14%	600%	-75%	33%	-63%	60%
Avg. Days on Market	-20%	-7%	45%	-35%	61%	-38%	8%	-38%	-15%	195%	-76%
High Price	18%	7%	8%	-4%	4%	14%	4%	12%	6%	-5%	-18%
Low Price	2%	1%	1%	6%	43%	-24%	-10%	41%	1%	1%	2%
	Condo/Townhomes - Durango Mountain Area										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Average Price	\$ 519,621	\$ 389,164	\$ 293,280	\$ 229,866	\$ 267,987	\$ 266,947	\$ 260,459	\$ 291,067	\$ 252,694	\$ 233,392	\$ 262,580
Median Price	\$ 485,000	\$ 325,000	\$ 215,000	\$ 172,000	\$ 210,000	\$ 162,875	\$ 155,000	\$ 197,500	\$ 126,000	\$ 150,000	\$ 204,500
Total Volume	\$ 71,707,803	\$ 57,985,580	\$ 35,780,162	\$ 24,135,950	\$ 28,138,703	\$ 24,559,200	\$ 20,576,300	\$ 23,285,386	\$ 21,731,700	\$ 17,037,649	\$ 15,754,800
Number Sold	138	149	122	105	105	92	79	80	86	73	60
Avg. Days on Market	71	143	133	155	172	212	252	188	291	374	435
High Price	\$ 2,375,000	\$ 1,700,000	\$ 1,365,000	\$ 850,000	\$ 1,290,000	\$ 1,650,000	\$ 1,305,000	\$ 1,327,500	\$ 1,534,000	\$ 1,575,000	\$ 890,000
Low Price	\$ 80,000	\$ 82,000	\$ 55,000	\$ 52,000	\$ 50,000	\$ 32,500	\$ 30,000	\$ 39,900	\$ 19,900	\$ 22,000	\$ 20,000
	Percent Change from Previous Year										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Average Price	34%	33%	28%	-14%	0%	2%	-11%	15%	8%	-11%	-26%
Median Price	49%	51%	25%	-18%	29%	5%	-22%	57%	-16%	-27%	-24%
Total Volume	24%	62%	48%	-14%	15%	19%	-12%	7%	28%	8%	-20%
Number Sold	-7%	22%	16%	0%	14%	16%	-1%	-7%	18%	22%	7%
Avg. Days on Market	-50%	8%	-14%	-10%	-19%	-16%	34%	-35%	-22%	-14%	0%
High Price	40%	25%	61%	-34%	-22%	26%	-2%	-13%	-3%	77%	-23%
Low Price	-2%	49%	6%	4%	54%	8%	-25%	101%	-10%	10%	-39%

Annual Trends

	Farm/Ranch (La Plata County Combined)										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Average Price	\$ 3,257,090	\$ 1,746,230	\$ 1,442,218	\$ 2,702,875	\$ 1,046,000	\$ 3,393,800	\$ 672,187	\$ 862,200	\$ 1,389,000	\$ 609,166	\$ 709,000
Median Price	\$ 1,092,000	\$ 845,000	\$ 1,200,000	\$ 1,475,000	\$ 1,046,000	\$ 890,000	\$ 536,875	\$ 890,000	\$ 1,275,000	\$ 487,500	\$ 709,000
Total Volume	\$ 35,828,000	\$ 22,701,000	\$ 15,864,400	\$ 21,623,000	\$ 1,046,000	\$ 16,969,000	\$ 2,688,750	\$ 4,311,000	\$ 6,945,000	\$ 1,827,500	\$ 1,418,000
Number Sold	11	13	11	8	1	5	4	5	5	3	2
Avg. Days on Market	245	317	222	260	35	216	307	264	364	349	547
High Price	\$ 19,600,000	\$ 7,000,000	\$ 4,399,000	\$ 7,850,000	\$ 1,046,000	\$ 13,500,000	\$ 1,200,000	\$ 1,175,000	\$ 2,675,000	\$ 1,260,000	\$ 1,000,000
Low Price	\$ 177,000	\$ 165,000	\$ 324,000	\$ 233,000	\$ 1,046,000	\$ 700,000	\$ 15,000	\$ 601,000	\$ 345,000	\$ 80,000	\$ 418,000
	Percent Change from Previous Year										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Average Price	87%	21%	-47%	158%	-69%	405%	-22%	-38%	128%	-14%	-44%
Median Price	29%	-30%	-19%	41%	18%	66%	-40%	-30%	162%	-31%	198%
Total Volume	58%	43%	-27%	1967%	-94%	531%	-38%	-38%	280%	29%	-72%
Number Sold	-15%	18%	38%	700%	-80%	25%	-20%	0%	67%	50%	-50%
Avg. Days on Market	-23%	43%	-15%	643%	-84%	-30%	16%	-27%	4%	-36%	189%
High Price	180%	59%	-44%	650%	-92%	1025%	2%	-56%	112%	26%	-78%
Low Price	7%	-49%	39%	-78%	49%	4567%	-98%	74%	331%	-81%	450%
	Land (In Town) Durango										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Average Price	\$ 235,033	\$ 232,779	\$ 208,870	\$ 202,400	\$ 209,290	\$ 230,960	\$ 219,147	\$ 230,767	\$ 165,426	\$ 196,705	\$ 206,533
Median Price	\$ 212,450	\$ 170,000	\$ 185,000	\$ 178,500	\$ 177,500	\$ 189,900	\$ 179,887	\$ 157,500	\$ 134,500	\$ 151,500	\$ 152,250
Total Volume	\$ 10,811,522	\$ 10,009,500	\$ 5,639,500	\$ 3,238,400	\$ 5,232,260	\$ 4,844,500	\$ 4,382,950	\$ 3,692,275	\$ 5,293,650	\$ 5,311,040	\$ 3,717,600
Number Sold	46	43	27	16	25	21	20	16	32	27	18
Avg. Days on Market	403	395	230	327	615	268	427	517	270	373	403
High Price	\$ 610,000	\$ 1,200,000	\$ 550,000	\$ 629,000	\$ 450,000	\$ 520,000	\$ 427,500	\$ 590,000	\$ 330,000	\$ 853,240	\$ 650,000
Low Price	\$ 109,000	\$ 80,000	\$ 70,000	\$ 50,000	\$ 105,000	\$ 95,000	\$ 130,000	\$ 95,000	\$ 85,000	\$ 48,000	\$ 95,000
	Percent Change from Previous Year										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Average Price	1%	11%	3%	-3%	-9%	5%	-5%	39%	-16%	-5%	5%
Median Price	25%	-8%	4%	1%	-7%	6%	14%	17%	-11%	0%	-9%
Total Volume	8%	77%	74%	-38%	8%	11%	19%	-30%	0%	43%	26%
Number Sold	7%	59%	69%	-36%	19%	5%	25%	-50%	19%	50%	20%
Avg. Days on Market	2%	72%	-30%	-47%	129%	-37%	-17%	91%	-28%	-7%	-45%
High Price	-49%	118%	-13%	40%	-13%	22%	-28%	79%	-61%	31%	63%
Low Price	36%	14%	40%	-52%	11%	-27%	37%	12%	77%	-49%	46%

Annual Trends

	<i>Land (In Town) Bayfield</i>										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Average Price	\$ 188,000	\$ 65,277	\$ 82,450	\$ 93,580	\$ 45,937	\$ 46,052	\$ 71,036	\$ 67,000	\$ 72,428	\$ -	\$ 331,125
Median Price	\$ 85,000	\$ 75,000	\$ 82,450	\$ 68,000	\$ 42,250	\$ 45,000	\$ 52,500	\$ 33,000	\$ 53,500	\$ -	\$ 43,250
Total Volume	\$ 940,000	\$ 587,500	\$ 164,900	\$ 467,900	\$ 367,500	\$ 782,900	\$ 781,400	\$ 402,000	\$ 507,000	\$ -	\$ 1,324,500
Number Sold	5	9	2	5	8	17	11	6	7	0	4
Avg. Days on Market	568	38	176	138	164	178	255	348	490	0	417
High Price	\$ 600,000	\$ 85,000	\$ 85,000	\$ 240,000	\$ 65,000	\$ 85,000	\$ 216,000	\$ 225,000	\$ 150,000	\$ -	\$ 1,200,000
Low Price	\$ 85,000	\$ 20,000	\$ 79,900	\$ 40,000	\$ 34,000	\$ 26,000	\$ 28,900	\$ 22,000	\$ 33,000	\$ -	\$ 38,000
	<i>Percent Change from Previous Year</i>										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Average Price	188%	-21%	-12%	104%	0%	-35%	6%	-7%	None	-100%	501%
Median Price	13%	-9%	21%	61%	-6%	-14%	59%	-38%	None	-100%	-2%
Total Volume	60%	256%	-65%	27%	-53%	0%	94%	-21%	None	-100%	140%
Number Sold	-44%	350%	-60%	-38%	-53%	55%	83%	-14%	None	-100%	-60%
Avg. Days on Market	1395%	-78%	28%	-16%	-8%	-30%	-27%	-29%	None	-100%	98%
High Price	606%	0%	-65%	269%	-24%	-61%	-4%	50%	None	-100%	1088%
Low Price	325%	-75%	100%	18%	31%	-10%	31%	-33%	None	-100%	-5%
	<i>Land (In Town) Ignacio</i>										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Average Price	\$ 10,000	\$ 40,000	\$ 95,000	\$ 29,000	\$ 29,000	\$ -	\$ 24,900	\$ -	\$ -	\$ -	\$ -
Median Price	\$ 10,000	\$ 40,000	\$ 112,500	\$ 29,000	\$ 29,000	\$ -	\$ 24,900	\$ -	\$ -	\$ -	\$ -
Total Volume	\$ 20,000	\$ 40,000	\$ 285,000	\$ 58,000	\$ 29,000	\$ -	\$ 24,900	\$ -	\$ -	\$ -	\$ -
Number Sold	2	1	3	2	1	0	1	0	0	0	0
Avg. Days on Market	153	381	40	126	13	0	2	0	0	0	0
High Price	\$ 10,000	\$ 40,000	\$ 112,500	\$ 29,000	\$ 29,000	\$ -	\$ 24,900	\$ -	\$ -	\$ -	\$ -
Low Price	\$ 10,000	\$ 40,000	\$ 60,000	\$ 29,000	\$ 29,000	\$ -	\$ 24,900	\$ -	\$ -	\$ -	\$ -
	<i>Percent Change from Previous Year</i>										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Average Price	-75%	-58%	228%	0%	None	-100%	None	None	None	None	None
Median Price	-75%	-64%	288%	0%	None	-100%	None	None	None	None	None
Total Volume	-50%	-86%	391%	100%	None	-100%	None	None	None	None	None
Number Sold	100%	-67%	50%	100%	None	-100%	None	None	None	None	None
Avg. Days on Market	-60%	853%	-68%	869%	None	-100%	None	None	None	None	None
High Price	-75%	-64%	288%	0%	None	-100%	None	None	None	None	None
Low Price	-75%	-33%	107%	0%	None	-100%	None	None	None	None	None

Annual Trends

	Land - Lots Under 1 Acre										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Average Price	\$ 160,830	\$ 143,103	\$ 110,000	\$ 122,343	\$ 129,227	\$ 115,152	\$ 105,437	\$ 115,092	\$ 131,934	\$ 67,464	\$ 99,638
Median Price	\$ 148,250	\$ 144,250	\$ 112,000	\$ 112,475	\$ 115,700	\$ 127,000	\$ 113,500	\$ 125,000	\$ 123,200	\$ 85,250	\$ 100,000
Total Volume	\$ 16,726,370	\$ 12,593,107	\$ 6,710,050	\$ 7,095,949	\$ 7,495,200	\$ 5,642,450	\$ 4,533,820	\$ 5,064,050	\$ 5,013,500	\$ 3,643,100	\$ 2,490,950
Number Sold	104	88	61	58	58	49	43	44	38	54	25
Avg. Days on Market	186	241	285	211	237	369	262	198	179	392	238
High Price	\$ 450,000	\$ 325,000	\$ 360,000	\$ 360,000	\$ 449,100	\$ 305,000	\$ 215,000	\$ 223,000	\$ 395,000	\$ 300,000	\$ 310,000
Low Price	\$ 8,000	\$ 7,900	\$ 2,100	\$ 9,500	\$ 9,000	\$ 5,500	\$ 5,500	\$ 8,000	\$ 16,000	\$ 1,734	\$ 10,000
	Percent Change from Previous Year										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Average Price	12%	30%	-10%	-5%	12%	9%	-8%	-13%	96%	-32%	-6%
Median Price	3%	29%	0%	-3%	-9%	12%	-9%	1%	45%	-15%	11%
Total Volume	33%	88%	-5%	-5%	33%	24%	-10%	1%	38%	46%	81%
Number Sold	18%	44%	5%	0%	18%	14%	-2%	16%	-30%	116%	92%
Avg. Days on Market	-23%	-15%	35%	-11%	-36%	41%	32%	11%	-54%	65%	16%
High Price	38%	-10%	0%	-20%	47%	42%	-4%	-44%	32%	-3%	-8%
Low Price	1%	276%	-78%	6%	64%	0%	-31%	-50%	823%	-83%	-52%
	Land - Lots 1-9.9 Acres										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Average Price	\$ 142,589	\$ 106,030	\$ 103,517	\$ 130,926	\$ 123,279	\$ 115,346	\$ 116,716	\$ 118,848	\$ 163,610	\$ 124,232	\$ 153,248
Median Price	\$ 79,900	\$ 80,000	\$ 90,000	\$ 95,500	\$ 93,750	\$ 92,500	\$ 80,000	\$ 88,500	\$ 125,000	\$ 107,500	\$ 120,000
Total Volume	\$ 22,814,274	\$ 11,133,249	\$ 6,521,600	\$ 11,521,540	\$ 12,081,350	\$ 9,112,402	\$ 8,637,025	\$ 5,942,400	\$ 7,853,284	\$ 4,596,599	\$ 4,750,700
Number Sold	160	105	63	88	98	79	74	50	48	37	31
Avg. Days on Market	157	260	189	276	222	252	297	317	279	240	215
High Price	\$ 1,892,100	\$ 835,000	\$ 475,000	\$ 1,196,290	\$ 670,000	\$ 330,000	\$ 850,000	\$ 440,000	\$ 800,000	\$ 311,000	\$ 750,000
Low Price	\$ 6,500	\$ 4,000	\$ 5,000	\$ 7,350	\$ 5,300	\$ 3,500	\$ 9,375	\$ 9,000	\$ 3,500	\$ 15,000	\$ 8,000
	Percent Change from Previous Year										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Average Price	34%	2%	-21%	6%	7%	-1%	-2%	-27%	32%	-19%	8%
Median Price	0%	-11%	-6%	2%	1%	16%	-10%	-29%	16%	-10%	4%
Total Volume	105%	71%	-43%	-5%	33%	6%	45%	-24%	71%	-3%	25%
Number Sold	52%	67%	-28%	-10%	24%	7%	48%	4%	30%	19%	15%
Avg. Days on Market	-40%	38%	-32%	24%	-12%	-15%	-6%	14%	16%	12%	-23%
High Price	127%	76%	-60%	79%	103%	-61%	93%	-45%	157%	-59%	90%
Low Price	63%	-20%	-32%	39%	51%	-63%	4%	157%	-77%	88%	-56%

Annual Trends

	Land - 10 to 34.99 Acres										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Average Price	\$ 311,100	\$ 236,314	\$ 192,114	\$ 361,545	\$ 252,994	\$ 151,290	\$ 312,016	\$ 306,625	\$ 242,187	\$ 280,257	\$ 224,642
Median Price	\$ 215,000	\$ 156,250	\$ 160,000	\$ 130,000	\$ 158,000	\$ 167,000	\$ 175,750	\$ 169,500	\$ 186,250	\$ 215,000	\$ 145,000
Total Volume	\$ 8,088,600	\$ 3,308,400	\$ 3,265,950	\$ 3,977,000	\$ 4,300,900	\$ 2,420,650	\$ 9,360,500	\$ 4,906,000	\$ 1,937,500	\$ 3,923,608	\$ 1,572,500
Number Sold	26	14	17	11	17	16	30	16	8	14	7
Avg. Days on Market	197	208	263	221	204	262	270	274	509	349	132
High Price	\$ 1,600,000	\$ 750,000	\$ 640,000	\$ 1,525,000	\$ 1,150,000	\$ 250,000	\$ 1,295,000	\$ 970,000	\$ 725,000	\$ 717,500	\$ 650,000
Low Price	\$ 29,725	\$ 28,000	\$ 35,000	\$ 90,000	\$ 50,000	\$ 28,000	\$ 14,000	\$ 35,000	\$ 70,000	\$ 50,000	\$ 22,500
	Percent Change from Previous Year										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Average Price	32%	23%	-47%	43%	67%	-52%	2%	27%	-14%	25%	462%
Median Price	38%	-2%	23%	-18%	-5%	-5%	4%	-9%	-13%	48%	263%
Total Volume	144%	1%	-18%	-8%	78%	-74%	91%	153%	-51%	150%	1210%
Number Sold	86%	-18%	55%	-35%	6%	-47%	88%	100%	-43%	100%	133%
Avg. Days on Market	-5%	-21%	19%	8%	-22%	-3%	-1%	-46%	46%	164%	120%
High Price	113%	17%	-58%	33%	360%	-81%	34%	34%	1%	10%	1002%
Low Price	6%	-20%	-61%	80%	79%	100%	-60%	-50%	40%	122%	7%
	Land - 35 Acres or More										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Average Price	\$ 295,433	\$ 338,954	\$ 259,714	\$ 280,845	\$ 351,880	\$ 221,986	\$ 207,668	\$ 297,708	\$ 148,615	\$ 197,404	\$ 287,045
Median Price	\$ 200,000	\$ 198,750	\$ 192,500	\$ 195,000	\$ 148,500	\$ 162,000	\$ 157,500	\$ 200,000	\$ 140,000	\$ 170,000	\$ 207,500
Total Volume	\$ 22,748,400	\$ 16,947,719	\$ 7,012,300	\$ 11,514,650	\$ 14,779,000	\$ 10,433,349	\$ 2,483,500	\$ 9,824,378	\$ 4,309,857	\$ 4,145,500	\$ 6,315,000
Number Sold	77	50	27	41	42	47	8	33	29	21	22
Avg. Days on Market	201	305	277	223	202	243	354	255	638	369	448
High Price	\$ 1,100,000	\$ 2,500,000	\$ 1,365,000	\$ 1,600,000	\$ 6,850,000	\$ 2,375,000	\$ 862,500	\$ 1,400,000	\$ 312,500	\$ 550,000	\$ 840,000
Low Price	\$ 41,000	\$ 49,900	\$ 49,000	\$ 37,000	\$ 47,000	\$ 30,000	\$ 40,000	\$ 22,000	\$ 20,000	\$ 40,000	\$ 45,000
	Percent Change from Previous Year										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Average Price	-13%	31%	-8%	-20%	59%	7%	-30%	100%	-25%	-31%	7%
Median Price	1%	3%	-1%	31%	-8%	3%	-21%	43%	-18%	-18%	-17%
Total Volume	34%	142%	-39%	-22%	42%	320%	-75%	128%	4%	-34%	38%
Number Sold	54%	85%	-34%	-2%	-11%	488%	-76%	14%	38%	-5%	29%
Avg. Days on Market	-34%	10%	24%	10%	-17%	-31%	39%	-60%	73%	-18%	6%
High Price	-56%	83%	-15%	-77%	188%	175%	-38%	348%	-43%	-35%	39%
Low Price	-18%	2%	32%	-21%	57%	-25%	82%	10%	-50%	-11%	-14%

Annual Trends

	Land - Multi-Family											
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011	
Average Price	\$ 528,428	\$ 325,000	\$ -	\$ 721,500	\$ 1,157,222	\$ 342,500	\$ -	\$ 70,750	\$ -	\$ -	\$ -	
Median Price	\$ 350,000	\$ 325,000	\$ -	\$ 400,000	\$ 592,500	\$ 342,500	\$ -	\$ 61,500	\$ -	\$ -	\$ -	
Total Volume	\$ 3,699,000	\$ 325,000	\$ -	\$ 2,164,500	\$ 10,415,000	\$ 685,000	\$ -	\$ 283,000	\$ -	\$ -	\$ -	
Number Sold	7	1	0	3	9	2	0	4	0	0	0	
Avg. Days on Market	457	65	0	234	194	150	0	204	0	0	0	
High Price	\$ 1,300,000	\$ 325,000	\$ -	\$ 1,412,500	\$ 4,250,000	\$ 625,000	\$ -	\$ 120,000	\$ -	\$ -	\$ -	
Low Price	\$ 200,000	\$ 325,000	\$ -	\$ 352,000	\$ 315,000	\$ 60,000	\$ -	\$ 40,000	\$ -	\$ -	\$ -	
	Percent Change from Previous Year											
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011	
Average Price	63%	None	-100%	-38%	238%	None	-100%	None	None	None	None	
Median Price	8%	None	-100%	-32%	73%	None	-100%	None	None	None	None	
Total Volume	1038%	None	-100%	-79%	1420%	None	-100%	None	None	None	None	
Number Sold	600%	None	-100%	-67%	350%	None	-100%	None	None	None	None	
Avg. Days on Market	603%	None	-100%	21%	29%	None	-100%	None	None	None	None	
High Price	300%	None	-100%	-67%	580%	None	-100%	None	None	None	None	
Low Price	-38%	None	-100%	12%	425%	None	-100%	None	None	None	None	
	Land - Durango Mountain Area											
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011	
Average Price	\$ 299,613	\$ 236,349	\$ 134,750	\$ 225,968	\$ 187,477	\$ 276,583	\$ 258,950	\$ 213,996	\$ 209,218	\$ 134,086	\$ 243,647	
Median Price	\$ 185,000	\$ 169,000	\$ 121,000	\$ 173,750	\$ 170,000	\$ 211,250	\$ 186,500	\$ 143,000	\$ 135,000	\$ 100,000	\$ 125,000	
Total Volume	\$ 29,661,770	\$ 15,835,400	\$ 1,617,000	\$ 3,615,500	\$ 5,061,900	\$ 4,153,500	\$ 3,625,300	\$ 6,847,900	\$ 2,301,400	\$ 2,547,650	\$ 4,142,000	
Number Sold	99	67	12	16	27	18	14	32	11	19	17	
Avg. Days on Market	245	183	510	555	277	220	198	248	213	421	528	
High Price	\$ 3,500,000	\$ 1,400,000	\$ 300,000	\$ 550,000	\$ 567,000	\$ 825,000	\$ 925,000	\$ 1,150,000	\$ 1,200,000	\$ 280,000	\$ 1,550,000	
Low Price	\$ 47,250	\$ 50,000	\$ 44,000	\$ 47,500	\$ 65,000	\$ 100,000	\$ 45,000	\$ 44,500	\$ 26,900	\$ 35,000	\$ 49,900	
	Percent Change from Previous Year											
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011	
Average Price	27%	75%	-40%	21%	-32%	7%	21%	2%	56%	-45%	89%	
Median Price	9%	40%	-30%	2%	-20%	13%	30%	6%	35%	-20%	35%	
Total Volume	87%	879%	-55%	-29%	22%	15%	-47%	198%	-10%	-38%	360%	
Number Sold	48%	458%	-25%	-41%	50%	29%	-56%	191%	-42%	12%	143%	
Avg. Days on Market	34%	-64%	-8%	100%	26%	11%	-20%	16%	-49%	-20%	272%	
High Price	150%	367%	-45%	-3%	-31%	-11%	-20%	-4%	329%	-82%	496%	
Low Price	-6%	14%	-7%	-27%	-35%	122%	1%	65%	-23%	-30%	-17%	

Annual Trends

	Business & Income (La Plata County Combined) - Business Opportunities										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Average Price	\$ 70,000	\$ 196,000	\$ 204,333	\$ 897,857	\$ 167,500	\$ 241,142	\$ 118,333	\$ 148,571	\$ 171,650	\$ 725,000	\$ 134,750
Median Price	\$ 70,000	\$ 67,500	\$ 138,000	\$ 170,000	\$ 167,500	\$ 175,000	\$ 80,000	\$ 80,000	\$ 93,200	\$ 725,000	\$ 74,000
Total Volume	\$ 70,000	\$ 784,000	\$ 1,226,000	\$ 6,285,000	\$ 335,000	\$ 1,688,000	\$ 355,000	\$ 1,040,000	\$ 1,029,900	\$ 1,450,000	\$ 539,000
Number Sold	1	4	6	7	2	7	3	7	6	2	4
Avg. Days on Market	55	164	315	180	714	209	406	176	234	455	263
High Price	\$ 70,000	\$ 625,000	\$ 500,000	\$ 4,300,000	\$ 190,000	\$ 495,000	\$ 250,000	\$ 485,000	\$ 550,000	\$ 1,300,000	\$ 383,000
Low Price	\$ 70,000	\$ 24,000	\$ 75,000	\$ 40,000	\$ 145,000	\$ 135,000	\$ 25,000	\$ 50,000	\$ 20,000	\$ 150,000	\$ 8,000
	Percent Change from Previous Year										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Average Price	-64%	-4%	-77%	436%	-31%	104%	-20%	-13%	-76%	438%	-60%
Median Price	4%	-51%	-19%	1%	-4%	119%	0%	-14%	-87%	880%	48%
Total Volume	-91%	-36%	-80%	1776%	-80%	375%	-66%	1%	-29%	169%	-77%
Number Sold	-75%	-33%	-14%	250%	-71%	133%	-57%	17%	200%	-50%	-43%
Avg. Days on Market	-66%	-48%	75%	-75%	242%	-49%	131%	-25%	-49%	73%	-22%
High Price	-89%	25%	-88%	2163%	-62%	98%	-48%	-12%	-58%	239%	-69%
Low Price	192%	-68%	88%	-72%	7%	440%	-50%	150%	-87%	1775%	-71%
	Business & Income (La Plata County Combined) - Mobile/Modular - No Land										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Average Price	\$ 63,715	\$ 34,544	\$ 39,156	\$ 45,478	\$ 35,663	\$ 38,255	\$ 35,387	\$ 27,000	\$ 23,642	\$ 25,901	\$ 20,500
Median Price	\$ 6,325	\$ 31,900	\$ 37,500	\$ 40,000	\$ 33,700	\$ 40,200	\$ 37,450	\$ 22,750	\$ 20,500	\$ 23,500	\$ 16,000
Total Volume	\$ 1,911,450	\$ 656,350	\$ 1,057,235	\$ 1,136,951	\$ 855,935	\$ 382,550	\$ 283,100	\$ 108,000	\$ 165,500	\$ 103,605	\$ 102,500
Number Sold	30	19	27	25	24	10	8	4	7	4	5
Avg. Days on Market	80	95	71	62	56	64	49	84	124	81	116
High Price	\$ 105,000	\$ 82,000	\$ 77,000	\$ 107,900	\$ 89,000	\$ 79,000	\$ 56,500	\$ 46,000	\$ 35,000	\$ 34,605	\$ 41,500
Low Price	\$ 16,000	\$ 12,750	\$ 9,000	\$ 6,500	\$ 11,985	\$ 5,000	\$ 17,000	\$ 16,500	\$ 16,000	\$ 22,000	\$ 9,000
	Percent Change from Previous Year										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Average Price	84%	-12%	-14%	28%	-7%	8%	31%	14%	-9%	26%	-38%
Median Price	-80%	-15%	-6%	19%	-16%	7%	65%	11%	-13%	47%	-46%
Total Volume	191%	-38%	-7%	33%	124%	35%	162%	-35%	60%	1%	-38%
Number Sold	58%	-30%	8%	4%	140%	25%	100%	-43%	75%	-20%	0%
Avg. Days on Market	-16%	34%	15%	11%	-13%	31%	-42%	-32%	53%	-30%	-48%
High Price	28%	6%	-29%	21%	13%	40%	23%	31%	1%	-17%	-27%
Low Price	25%	42%	38%	-46%	140%	-71%	3%	3%	-27%	144%	-47%

Annual Trends

Business & Income (La Plata County Combined) - Multi-Family											
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Average Price	\$ 1,674,531	\$ 925,784	\$ 1,236,990	\$ 1,033,281	\$ 1,157,222	\$ 417,381	\$ 633,972	\$ 566,000	\$ 336,083	\$ 493,511	\$ 381,333
Median Price	\$ 805,000	\$ 660,000	\$ 560,000	\$ 950,000	\$ 592,500	\$ 516,500	\$ 531,450	\$ 562,000	\$ 355,000	\$ 412,500	\$ 399,000
Total Volume	\$ 26,792,500	\$ 12,035,195	\$ 12,369,900	\$ 8,266,250	\$ 10,415,000	\$ 3,339,050	\$ 7,607,675	\$ 2,264,000	\$ 4,033,000	\$ 6,909,156	\$ 1,144,000
Number Sold	16	13	10	8	9	8	12	4	12	14	3
Avg. Days on Market	71	157	60	214	194	198	68	84	77	126	284
High Price	\$ 6,800,000	\$ 1,680,000	\$ 6,400,000	\$ 1,850,000	\$ 4,250,000	\$ 573,750	\$ 1,350,000	\$ 655,000	\$ 535,000	\$ 1,250,000	\$ 450,000
Low Price	\$ 240,000	\$ 383,150	\$ 362,500	\$ 525,000	\$ 315,000	\$ 54,000	\$ 365,000	\$ 485,000	\$ 80,000	\$ 268,000	\$ 295,000
Percent Change from Previous Year											
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Average Price	81%	-25%	20%	-11%	177%	-34%	12%	68%	-32%	29%	-45%
Median Price	22%	18%	-41%	60%	15%	-3%	-5%	58%	-14%	3%	-42%
Total Volume	123%	-3%	50%	-21%	212%	-56%	236%	-44%	-42%	504%	-17%
Number Sold	23%	30%	25%	-11%	13%	-33%	200%	-67%	-14%	367%	50%
Avg. Days on Market	-55%	162%	-72%	10%	-2%	191%	-19%	9%	-39%	-56%	99%
High Price	305%	-74%	246%	-56%	641%	-58%	106%	22%	-57%	178%	-42%
Low Price	-37%	6%	-31%	67%	483%	-85%	-25%	506%	-70%	-9%	-51%

Annual Trends

FRACTIONAL & TIMESHARES 1/8										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Average Price	\$ 73,687	\$ 74,500	\$ 138,950	\$ 98,700	\$ 115,000	\$ 86,233	\$ 108,162	\$ 79,475	\$ 148,300	\$ 85,975
Median Price	\$ 68,500	\$ 65,000	\$ 81,500	\$ 98,700	\$ 115,000	\$ 77,250	\$ 87,500	\$ 73,000	\$ 140,000	\$ 85,975
Total Volume	\$ 589,500	\$ 745,000	\$ 694,750	\$ 197,400	\$ 115,000	\$ 517,400	\$ 540,810	\$ 317,900	\$ 1,186,400	\$ 171,950
Number Sold	8	10	5	2	1	6	5	4	8	2
Avg. Days on Market	148	156	259	691	60	109	224	599	277	1613
High Price	\$ 105,000	\$ 118,000	\$ 400,000	\$ 99,900	\$ 115,000	\$ 120,000	\$ 179,900	\$ 109,950	\$ 219,000	\$ 95,950
Low Price	\$ 50,000	\$ 48,000	\$ 60,750	\$ 97,500	\$ 115,000	\$ 70,000	\$ 73,410	\$ 61,950	\$ 79,900	\$ 76,000
Percent Change from Previous Year										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Average Price	-1%	-46%	41%	-14%	33%	-20%	36%	-46%	72%	None
Median Price	5%	-20%	-17%	-14%	49%	-12%	20%	-48%	63%	None
Total Volume	-21%	7%	252%	72%	-78%	-4%	70%	-73%	590%	None
Number Sold	-20%	100%	150%	100%	-83%	20%	25%	-50%	300%	None
Avg. Days on Market	-5%	-40%	-63%	1052%	-45%	-51%	-63%	116%	-83%	None
High Price	-11%	-71%	300%	-13%	-4%	-33%	64%	-50%	128%	None
Low Price	4%	-21%	-38%	-15%	64%	-5%	18%	-22%	5%	None

FRACTIONAL & TIMESHARES 1/4										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Average Price	\$ 47,375	\$ 46,250	\$ 32,000	\$ 55,714	\$ -	\$ 72,500	\$ -	\$ 23,000	\$ -	\$ 74,000
Median Price	\$ 33,000	\$ 46,250	\$ 32,000	\$ 65,000	\$ -	\$ 72,500	\$ -	\$ 23,000	\$ -	\$ 74,000
Total Volume	\$ 189,500	\$ 92,500	\$ 32,000	\$ 390,000	\$ -	\$ 72,500	\$ -	\$ 23,000	\$ -	\$ 74,000
Number Sold	4	2	1	7	0	1	0	1	0	1
Avg. Days on Market	332	237	15	108	0	152	0	468	0	120
High Price	\$ 95,000	\$ 63,500	\$ 32,000	\$ 73,000	\$ -	\$ 72,500	\$ -	\$ 23,000	\$ -	\$ 74,000
Low Price	\$ 28,500	\$ 29,000	\$ 32,000	\$ 20,000	\$ -	\$ 72,500	\$ -	\$ 23,000	\$ -	\$ 74,000
Percent Change from Previous Year										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Average Price	2%	45%	-43%	None	-100%	None	-100%	None	-100%	None
Median Price	-29%	45%	-51%	None	-100%	None	-100%	None	-100%	None
Total Volume	105%	189%	-92%	None	-100%	None	-100%	None	-100%	None
Number Sold	100%	100%	-86%	None	-100%	None	-100%	None	-100%	None
Avg. Days on Market	40%	1480%	-86%	None	-100%	None	-100%	None	-100%	None
High Price	50%	98%	-56%	None	-100%	None	-100%	None	-100%	None
Low Price	-2%	-9%	60%	None	-100%	None	-100%	None	-100%	None

**La Plata County Combined statistics includes: Durango, Bayfield, Breen, Hesperus, Igancio, Kline, Marvel, Red Mesa and Vallecito. Please disclose the use of the new areas used in the calculations when making comparisons to past statistics.

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.