

2024 MLS Data Yearly Statistical Release

The 2024 La Plata County real estate market experienced a mix of growth and adjustments, with changes varying across property types and locations. The overall median home price rose by 2.3% to \$675,827, reflecting steady demand despite economic pressures. Durango's in-town market led the way with a 19% increase in median price to \$928,500, highlighting its continued desirability. However, the number of homes sold in this segment declined by 7.3%, indicating potential challenges with affordability and inventory. In contrast, Durango condos and townhomes saw a 36.3% increase in sales, suggesting a shift toward more affordable or investment-friendly options in the area.

The resort market experienced significant changes, with Durango Mountain Area homes showing an 18.7% decline in median price to \$1,699,000 and a 24.2% drop in sales. This reflects a notable reduction in luxury transactions, as economic factors may have constrained high-end buyers. Bayfield's market demonstrated stability and growth, with in-town homes experiencing a 5.1% increase in median price and an 11.6% rise in sales. Bayfield's steady growth suggests its appeal as an affordable alternative to Durango, attracting buyers looking for more space at a lower price point.

As we move into 2025, interest rates, economic trends, and inventory constraints will continue to shape the market. With shifts in buyer preferences and opportunities in areas like condos and townhomes, REALTORS® and clients alike should stay informed to navigate this dynamic landscape effectively.

If you any additional questions about the La Plata County real estate market, reach out and contact a local REALTOR® expert today.

	TOTAL 2022	TOTAL 2023	TOTAL 2024	23-24 Change	% Change
La Plata County Homes					
Median	\$617,500	\$660,450	\$675,827	\$15,377	2.3%
# sold	1060	842	858	16	1.9%
Durango In town Homes					
median	\$760,000	\$780,000	\$928,500	\$148,500	19.0%
# sold	139	123	114	-9	-7.3%
Durango Country Homes					
median	\$775,000	\$870,000	\$845,000	(\$25,000)	-2.9%
# sold	339	285	283	-2	-0.7%
Durango Condo/Townhomes					
Median	\$469,000	\$529,000	\$530,000	\$1,000	0.2%
# sold	177	124	169	45	36.3%
Bayfield In Town Homes					
Median	\$463,750	\$490,000	\$515,000	\$25,000	5.1%
# sold	62	43	48	5	11.6%
Bayfield Country Homes					
Median	\$545,500	\$531,250	\$538,900	\$7,650	1.4%
# sold	121	90	89	-1	-1.1%
Dgo Mountain Homes- Resort Area					
Median	\$1,650,000	\$2,090,000	\$1,699,000	(\$391,000)	-18.7%
# sold	33	33	25	-8	-24.2%
Dgo Mountain Condos & Townhomes					
Median	\$440,000	\$525,000	\$705,000	\$180,000	34.3%
# sold	135	105	83	-22	-21.0%
Land, 1-10 Acres, La Plata Residential					
Median	\$129,500	\$142,500	\$147,000	\$4,500	3.2%
# sold	124	75	84	9	12.0%

*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®

2024 STATISTICS

Quarter: Annual

DATES: January 1, 2024 to December 31, 2024

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	\$1,055,075	\$928,500	\$120,278,621	114	66	\$3,900,000	\$469,000	Below \$100,000
Bayfield	\$499,200	\$515,000	\$23,961,600	48	81	\$900,000	\$147,000	13
Ignacio	\$355,285	\$360,000	\$2,487,000	7	56	\$422,900	\$250,000	
COUNTRY HOMES								
La Plata County Combined**	\$848,439	\$720,000	\$348,708,749	411	103	\$6,500,000	\$96,000	\$100,000 - \$149,999
Durango	\$943,242	\$845,000	\$266,937,756	283	102	\$3,899,875	\$96,000	12
Bayfield	\$677,095	\$538,900	\$60,261,500	89	107	\$6,500,000	\$190,000	
Ignacio	\$553,112	\$542,000	\$9,956,019	18	107	\$800,000	\$225,000	
Vallecito	\$550,165	\$560,000	\$11,553,474	21	91	\$950,000	\$225,000	\$150,000 - \$239,999
Durango Mountain Area	\$2,084,120	\$1,699,000	\$52,103,000	25	102	\$5,250,000	\$695,000	25
CONDO/TOWNHOMES								
Durango	\$572,678	\$530,000	\$96,782,593	169	80	\$1,950,000	\$200,000	
Bayfield	\$339,166	\$330,000	\$3,052,500	9	102	\$408,000	\$265,000	\$240,000 - \$499,999
Durango Mountain Area	\$795,865	\$705,000	\$66,056,846	83	142	\$3,000,000	\$165,000	210
FARM/RANCH								
La Plata County Combined**	\$2,496,250	\$2,302,500	\$9,985,000	4	107	\$4,750,000	\$630,000	\$500,000 - \$999,999
LAND (In Town)								
Durango	\$235,894	\$205,000	\$4,482,000	19	386	\$550,000	\$132,500	409
Bayfield	\$131,000	\$130,000	\$524,000	4	202	\$160,000	\$104,000	
Ignacio	\$29,500	\$29,500	\$29,500	1	130	\$29,500	\$29,500	
LAND (La Plata County Combined)**								1,000,000 +
Lots under 1 Acre	\$214,371	\$249,000	\$7,503,000	35	172	\$400,000	\$20,000	217
1 to 9.9 Acres	\$174,767	\$107,000	\$11,359,900	65	116	\$1,150,000	\$25,000	
10 to 34.99 Acres	\$366,666	\$230,000	\$4,400,000	12	124	\$1,164,000	\$45,000	
35 Acres or More	\$449,462	\$300,000	\$14,832,250	33	164	\$3,000,000	\$60,000	TOTAL
Agricultural	\$302,290	\$225,000	\$3,325,200	11	136	\$700,000	\$140,000	886
Multi-Family	\$0	\$0	\$0	0	0	\$0	\$0	
Durango Mountain Area Land	\$372,732	\$310,000	\$12,672,900	34	203	\$1,450,000	\$120,000	
BUSINESS & INCOME (La Plata County Combined)**								
Business Opportunities	\$253,750	\$87,500	\$1,015,000	4	182	\$765,000	\$75,000	
Commercial Land	\$896,000	\$875,000	\$8,064,000	9	411	\$1,600,000	\$340,000	
Mobile/Modular - No Land	\$106,983	\$109,225	\$2,995,550	28	81	\$185,000	\$36,000	
Multi-Family	\$789,510	\$789,510	\$1,579,020	2	222	\$795,400	\$783,620	
FRACTIONAL & TIMESHARES								
1/8 Fractional - ALL RESORTS	\$111,428	\$99,900	\$780,000	7	33	\$149,500	\$84,800	
1/4 Fractional - ALL RESORTS	\$107,500	\$110,000	\$322,500	3	66	\$112,500	\$100,000	
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											
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	\$ 1,055,075	\$ 885,022	\$ 886,320	\$ 762,683	\$ 645,965	\$ 581,307	\$ 555,973	\$ 523,717	\$ 497,572	\$ 457,848	\$ 452,966
Median Price	\$ 928,500	\$ 780,000	\$ 760,000	\$ 650,000	\$ 575,000	\$ 506,625	\$ 487,000	\$ 449,000	\$ 464,250	\$ 436,500	\$ 400,000
Total Volume	\$ 120,278,621	\$ 108,857,763	\$ 123,198,514	\$ 138,045,767	\$ 139,528,564	\$ 96,497,031	\$ 100,631,204	\$ 97,935,259	\$ 87,572,694	\$ 80,581,415	\$ 86,969,560
Number Sold	114	123	139	181	216	166	181	187	176	176	192
Avg. Days on Market	66	73	77	88	129	134	109	122	116	106	106
High Price	\$ 3,900,000	\$ 2,100,000	\$ 2,575,000	\$ 1,999,000	\$ 1,995,000	\$ 3,100,000	\$ 1,600,000	\$ 1,761,511	\$ 1,298,888	\$ 1,018,000	\$ 1,375,000
Low Price	\$ 469,000	\$ 360,000	\$ 325,000	\$ 315,000	\$ 283,500	\$ 182,000	\$ 260,000	\$ 225,000	\$ 230,000	\$ 190,000	\$ 149,000
Percent Change from Previous Year											
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	19%	0%	16%	18%	11%	5%	6%	5%	9%	1%	10%
Median Price	19%	3%	17%	13%	13%	4%	8%	-3%	6%	9%	8%
Total Volume	10%	-12%	-11%	-1%	45%	-4%	3%	12%	9%	-7%	14%
Number Sold	-7%	-12%	-23%	-16%	30%	-8%	-3%	6%	0%	-8%	3%
Avg. Days on Market	-10%	-5%	-13%	-32%	-4%	23%	-11%	5%	9%	0%	-16%
High Price	86%	-18%	29%	0%	-36%	94%	-9%	36%	28%	-26%	8%
Low Price	30%	11%	3%	11%	56%	-30%	16%	-2%	21%	28%	-32%
Bayfield In Town Homes											
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	\$ 499,200	\$ 467,095	\$ 475,930	\$ 405,634	\$ 339,557	\$ 337,263	\$ 320,875	\$ 299,415	\$ 290,341	\$ 275,022	\$ 249,585
Median Price	\$ 515,000	\$ 490,000	\$ 463,750	\$ 399,000	\$ 331,500	\$ 334,000	\$ 320,000	\$ 298,200	\$ 293,500	\$ 272,000	\$ 249,500
Total Volume	\$ 23,961,600	\$ 20,085,115	\$ 29,507,705	\$ 26,366,226	\$ 27,164,575	\$ 20,573,100	\$ 13,155,900	\$ 19,761,400	\$ 16,549,469	\$ 16,226,350	\$ 14,975,127
Number Sold	48	43	62	65	80	61	41	66	57	59	60
Avg. Days on Market	81	92	62	64	88	107	89	101	92	91	102
High Price	\$ 900,000	\$ 649,000	\$ 765,000	\$ 735,000	\$ 515,000	\$ 595,000	\$ 435,000	\$ 435,000	\$ 410,000	\$ 420,000	\$ 361,900
Low Price	\$ 147,000	\$ 152,500	\$ 255,000	\$ 116,000	\$ 175,025	\$ 234,500	\$ 215,000	\$ 91,000	\$ 147,000	\$ 75,000	\$ 133,622
Percent Change from Previous Year											
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	7%	-2%	17%	19%	1%	5%	7%	3%	6%	10%	0%
Median Price	5%	6%	16%	20%	-1%	4%	7%	2%	8%	9%	-5%
Total Volume	19%	-32%	12%	-3%	32%	56%	-33%	19%	2%	8%	15%
Number Sold	12%	-31%	-5%	-19%	31%	49%	-38%	16%	-3%	-2%	15%
Avg. Days on Market	-12%	48%	-3%	-27%	-18%	20%	-12%	10%	1%	-11%	3%
High Price	39%	-15%	4%	43%	-13%	37%	0%	6%	-2%	16%	-5%
Low Price	-4%	-40%	120%	-34%	-25%	9%	136%	-38%	96%	-44%	123%

Annual Trends

Ignacio In Town Homes											
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	\$ 355,285	\$ 379,500	\$ 209,045	\$ 234,875	\$ 227,575	\$ 163,933	\$ 198,983	\$ 249,500	\$ 156,000	\$ 162,987	\$ 142,812
Median Price	\$ 360,000	\$ 392,500	\$ 210,000	\$ 237,000	\$ 247,000	\$ 168,250	\$ 202,000	\$ 244,000	\$ 155,000	\$ 188,500	\$ 127,500
Total Volume	\$ 2,487,000	\$ 3,036,000	\$ 2,299,500	\$ 1,879,000	\$ 2,275,750	\$ 983,600	\$ 1,193,900	\$ 748,500	\$ 624,000	\$ 1,955,855	\$ 1,142,500
Number Sold	7	8	11	8	10	6	6	3	4	12	8
Avg. Days on Market	56	71	87	164	101	112	100	148	156	139	160
High Price	\$ 422,900	\$ 449,000	\$ 385,000	\$ 330,000	\$ 290,000	\$ 220,000	\$ 265,000	\$ 269,500	\$ 190,000	\$ 235,000	\$ 299,000
Low Price	\$ 250,000	\$ 275,000	\$ 65,000	\$ 145,000	\$ 115,000	\$ 85,600	\$ 90,000	\$ 235,000	\$ 124,000	\$ 82,500	\$ 52,500
Percent Change from Previous Year											
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	-6%	82%	-11%	3%	39%	-18%	-20%	60%	-4%	14%	32%
Median Price	-8%	87%	-11%	-4%	47%	-17%	-17%	57%	-18%	48%	18%
Total Volume	-18%	32%	22%	-17%	131%	-18%	60%	20%	-68%	71%	428%
Number Sold	-13%	-27%	38%	-20%	67%	0%	100%	-25%	-67%	50%	300%
Avg. Days on Market	-21%	-18%	-47%	62%	-10%	12%	-32%	-5%	12%	-13%	-28%
High Price	-6%	17%	17%	14%	32%	-17%	-2%	42%	-19%	-21%	68%
Low Price	-9%	323%	-55%	26%	34%	-5%	-62%	90%	50%	57%	36%
Country Homes - La Plata County Combined											
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	\$ 848,439	\$ 928,923	\$ 839,279	\$ 719,260	\$ 579,644	\$ 500,566	\$ 497,406	\$ 450,924	\$ 453,697	\$ 417,732	\$ 422,155
Median Price	\$ 720,000	\$ 717,000	\$ 675,000	\$ 575,000	\$ 486,900	\$ 420,000	\$ 419,000	\$ 392,500	\$ 377,500	\$ 359,000	\$ 345,000
Total Volume	\$ 348,708,749	\$ 385,503,054	\$ 432,229,048	\$ 512,832,594	\$ 399,375,365	\$ 275,812,069	\$ 261,276,598	\$ 253,870,363	\$ 258,153,745	\$ 217,638,610	\$ 207,278,198
Number Sold	411	415	515	713	689	551	545	563	569	521	491
Avg. Days on Market	103	94	89	92	133	130	135	136	143	145	155
High Price	\$ 6,500,000	\$ 12,200,000	\$ 8,843,142	\$ 6,500,000	\$ 8,250,000	\$ 6,535,000	\$ 2,800,000	\$ 2,300,000	\$ 11,000,000	\$ 2,200,000	\$ 3,350,000
Low Price	\$ 96,000	\$ 150,000	\$ 115,000	\$ 50,000	\$ 55,000	\$ 60,000	\$ 48,000	\$ 75,000	\$ 42,531	\$ 40,000	\$ 46,500
Percent Change from Previous Year											
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	-9%	11%	17%	24%	16%	1%	10%	-1%	9%	-1%	5%
Median Price	0%	6%	17%	18%	16%	0%	7%	4%	5%	4%	7%
Total Volume	-10%	-11%	-16%	28%	45%	6%	3%	-2%	19%	5%	5%
Number Sold	-1%	-19%	-28%	3%	25%	1%	-3%	-1%	9%	6%	0%
Avg. Days on Market	10%	6%	-3%	-31%	2%	-4%	-1%	-5%	-1%	-6%	-9%
High Price	-47%	38%	36%	-21%	26%	133%	22%	-79%	400%	-34%	-78%
Low Price	-36%	30%	130%	-9%	-8%	25%	-36%	76%	6%	-14%	-3%

Annual Trends

Country Homes - Durango											
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	\$ 943,242	\$ 1,076,834	\$ 960,907	\$ 834,651	\$ 666,359	\$ 570,548	\$ 553,574	\$ 514,031	\$ 509,780	\$ 478,786	\$ 486,293
Median Price	\$ 845,000	\$ 870,000	\$ 775,000	\$ 685,000	\$ 569,750	\$ 482,000	\$ 495,000	\$ 445,000	\$ 439,000	\$ 400,000	\$ 400,000
Total Volume	\$ 266,937,756	\$ 306,897,784	\$ 325,747,493	\$ 401,467,564	\$ 303,860,045	\$ 202,544,783	\$ 196,518,907	\$ 194,303,879	\$ 196,775,395	\$ 176,672,342	\$ 156,586,524
Number Sold	283	285	339	481	456	355	355	378	386	369	322
Avg. Days on Market	102	97	96	93	148	129	130	135	143	141	139
High Price	\$ 3,899,875	\$ 12,200,000	\$ 8,843,142	\$ 6,500,000	\$ 8,250,000	\$ 6,535,000	\$ 2,800,000	\$ 2,300,000	\$ 11,000,000	\$ 2,200,000	\$ 3,350,000
Low Price	\$ 96,000	\$ 150,000	\$ 115,000	\$ 50,000	\$ 150,000	\$ 63,000	\$ 124,500	\$ 82,000	\$ 42,531	\$ 80,900	\$ 46,500
Percent Change from Previous Year											
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	-12%	12%	15%	25%	17%	3%	8%	1%	6%	-2%	16%
Median Price	-3%	12%	13%	20%	18%	-3%	11%	1%	10%	0%	6%
Total Volume	-13%	-6%	-19%	32%	50%	3%	1%	-1%	11%	13%	10%
Number Sold	-1%	-16%	-30%	5%	28%	0%	-6%	-2%	5%	15%	-6%
Avg. Days on Market	5%	1%	3%	-37%	15%	-1%	-4%	-6%	1%	1%	-15%
High Price	-68%	38%	36%	-21%	26%	133%	22%	-79%	400%	-34%	-4%
Low Price	-36%	30%	130%	-67%	138%	-49%	52%	93%	-47%	74%	-3%
Country Homes - Bayfield											
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	\$ 677,095	\$ 628,109	\$ 669,516	\$ 495,934	\$ 447,706	\$ 396,725	\$ 350,029	\$ 331,631	\$ 364,256	\$ 276,703	\$ 323,298
Median Price	\$ 538,900	\$ 531,250	\$ 545,500	\$ 444,000	\$ 373,450	\$ 347,000	\$ 319,500	\$ 300,000	\$ 296,175	\$ 265,000	\$ 263,500
Total Volume	\$ 60,261,500	\$ 56,529,879	\$ 81,011,442	\$ 69,926,819	\$ 72,528,420	\$ 55,144,841	\$ 46,553,938	\$ 43,775,405	\$ 44,439,350	\$ 26,563,502	\$ 37,825,944
Number Sold	89	90	121	141	162	139	133	132	122	96	117
Avg. Days on Market	107	72	67	86	99	118	130	135	115	132	177
High Price	\$ 6,500,000	\$ 3,200,000	\$ 5,950,000	\$ 1,300,000	\$ 2,500,000	\$ 2,250,000	\$ 1,725,000	\$ 950,000	\$ 4,600,000	\$ 600,000	\$ 1,370,000
Low Price	\$ 190,000	\$ 250,000	\$ 175,000	\$ 187,000	\$ 95,000	\$ 125,000	\$ 48,000	\$ 127,500	\$ 85,000	\$ 70,001	\$ 47,500
Percent Change from Previous Year											
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	8%	-6%	35%	11%	13%	13%	6%	-9%	32%	-14%	17%
Median Price	1%	-3%	23%	19%	8%	9%	7%	1%	12%	1%	-1%
Total Volume	7%	-30%	16%	-4%	32%	18%	6%	-1%	67%	-30%	28%
Number Sold	-1%	-26%	-14%	-13%	17%	5%	1%	8%	27%	-18%	9%
Avg. Days on Market	49%	7%	-22%	-13%	-16%	-9%	-4%	17%	-13%	-25%	5%
High Price	103%	-46%	358%	-48%	11%	30%	82%	-79%	667%	-56%	0%
Low Price	-24%	43%	-6%	97%	-24%	160%	-62%	50%	21%	47%	-25%

Annual Trends

Country Homes - Ignacio											
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	\$ 553,112	\$ 552,938	\$ 470,352	\$ 418,475	\$ 320,597	\$ 281,668	\$ 333,287	\$ 304,417	\$ 275,980	\$ 289,214	\$ 240,035
Median Price	\$ 542,000	\$ 519,500	\$ 460,000	\$ 360,000	\$ 285,000	\$ 280,000	\$ 289,000	\$ 313,250	\$ 240,000	\$ 250,000	\$ 213,000
Total Volume	\$ 9,956,019	\$ 9,952,891	\$ 10,818,113	\$ 17,157,487	\$ 7,053,150	\$ 9,295,045	\$ 8,998,750	\$ 6,088,350	\$ 6,899,500	\$ 6,073,500	\$ 4,560,670
Number Sold	18	18	23	41	22	33	27	20	25	21	19
Avg. Days on Market	107	153	104	108	98	142	176	181	179	149	159
High Price	\$ 800,000	\$ 1,200,000	\$ 775,000	\$ 975,000	\$ 599,000	\$ 535,000	\$ 655,000	\$ 472,200	\$ 515,000	\$ 620,000	\$ 445,000
Low Price	\$ 225,000	\$ 287,625	\$ 250,000	\$ 135,000	\$ 118,500	\$ 145,000	\$ 70,000	\$ 87,500	\$ 130,000	\$ 162,500	\$ 89,000
Percent Change from Previous Year											
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	0%	18%	12%	31%	14%	-15%	9%	10%	-5%	20%	-2%
Median Price	4%	13%	28%	26%	2%	-3%	-8%	31%	-4%	17%	5%
Total Volume	0%	-8%	-37%	143%	-24%	3%	48%	-12%	14%	33%	-2%
Number Sold	0%	-22%	-44%	86%	-33%	22%	35%	-20%	19%	11%	0%
Avg. Days on Market	-30%	47%	-4%	10%	-31%	-19%	-3%	1%	20%	-6%	-22%
High Price	-33%	55%	-21%	63%	12%	-18%	39%	-8%	-17%	39%	-14%
Low Price	-22%	15%	85%	14%	-18%	107%	-20%	-33%	-20%	83%	22%
Country Homes - Vallecito											
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	\$ 550,165	\$ 551,022	\$ 457,875	\$ 485,614	\$ 325,178	\$ 367,808	\$ 339,476	\$ 294,022	\$ 278,875	\$ 237,979	\$ 251,668
Median Price	\$ 560,000	\$ 521,000	\$ 412,500	\$ 413,500	\$ 317,000	\$ 314,875	\$ 299,000	\$ 276,900	\$ 251,750	\$ 219,900	\$ 208,000
Total Volume	\$ 11,553,474	\$ 12,122,500	\$ 14,652,000	\$ 24,280,724	\$ 15,933,750	\$ 8,827,400	\$ 10,184,300	\$ 9,702,729	\$ 10,039,500	\$ 8,329,266	\$ 8,305,060
Number Sold	21	22	32	50	49	24	30	33	36	35	33
Avg. Days on Market	91	90	87	86	118	192	165	120	216	226	225
High Price	\$ 950,000	\$ 900,000	\$ 1,275,000	\$ 1,371,394	\$ 822,500	\$ 1,024,000	\$ 870,000	\$ 660,000	\$ 560,000	\$ 595,000	\$ 785,000
Low Price	\$ 225,000	\$ 200,000	\$ 215,000	\$ 159,000	\$ 55,000	\$ 60,000	\$ 94,500	\$ 75,000	\$ 75,500	\$ 40,000	\$ 50,000
Percent Change from Previous Year											
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	0%	20%	-6%	49%	-12%	8%	15%	5%	17%	-5%	-69%
Median Price	7%	26%	0%	30%	1%	5%	8%	10%	14%	6%	12%
Total Volume	-5%	-17%	-40%	52%	81%	-13%	5%	-3%	21%	0%	-59%
Number Sold	-5%	-31%	-36%	2%	104%	-20%	-9%	-8%	3%	6%	32%
Avg. Days on Market	1%	3%	1%	-27%	-39%	16%	38%	-44%	-4%	0%	-11%
High Price	6%	-29%	-7%	67%	-20%	18%	32%	18%	-6%	-24%	-95%
Low Price	13%	-7%	35%	189%	-8%	-37%	26%	-1%	89%	-20%	-12%

Annual Trends

Country Homes - Durango Mountain Area											
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	\$ 2,084,120	\$ 2,101,647	\$ 1,942,387	\$ 1,541,361	\$ 1,118,751	\$ 998,906	\$ 1,004,321	\$ 997,403	\$ 817,780	\$ 596,880	\$ 785,029
Median Price	\$ 1,699,000	\$ 2,090,000	\$ 1,650,000	\$ 1,115,000	\$ 947,500	\$ 747,437	\$ 804,500	\$ 780,000	\$ 555,000	\$ 472,000	\$ 629,000
Total Volume	\$ 52,103,000	\$ 69,354,368	\$ 64,098,775	\$ 73,985,350	\$ 49,225,083	\$ 19,978,125	\$ 26,112,350	\$ 12,966,250	\$ 20,444,500	\$ 12,534,500	\$ 22,765,850
Number Sold	25	33	33	48	44	20	26	13	25	21	29
Avg. Days on Market	102	85	105	139	159	155	235	291	221	191	265
High Price	\$ 5,250,000	\$ 6,500,000	\$ 4,300,000	\$ 8,745,000	\$ 3,388,000	\$ 4,176,750	\$ 2,850,000	\$ 2,035,000	\$ 3,025,000	\$ 2,425,000	\$ 2,160,000
Low Price	\$ 695,000	\$ 105,000	\$ 623,500	\$ 360,000	\$ 373,000	\$ 317,500	\$ 258,000	\$ 325,000	\$ 140,000	\$ 129,000	\$ 250,000
Percent Change from Previous Year											
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	-1%	8%	26%	38%	12%	-1%	1%	22%	37%	-24%	0%
Median Price	-19%	27%	48%	18%	27%	-7%	3%	41%	18%	-25%	4%
Total Volume	-25%	8%	-13%	50%	146%	-23%	101%	-37%	63%	-45%	20%
Number Sold	-24%	0%	-31%	9%	120%	-23%	100%	-48%	19%	-28%	21%
Avg. Days on Market	20%	-19%	-24%	-13%	3%	-34%	-19%	32%	16%	-28%	32%
High Price	-19%	51%	-51%	158%	-19%	47%	40%	-33%	25%	12%	-34%
Low Price	562%	-83%	73%	-3%	17%	23%	-21%	132%	9%	-48%	8%
Condo/Townhomes - Durango											
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	\$ 572,678	\$ 557,061	\$ 503,716	\$ 435,561	\$ 375,202	\$ 352,879	\$ 346,754	\$ 341,023	\$ 319,860	\$ 308,655	\$ 287,324
Median Price	\$ 530,000	\$ 529,000	\$ 469,000	\$ 415,000	\$ 354,900	\$ 324,500	\$ 325,000	\$ 317,890	\$ 304,900	\$ 290,000	\$ 272,265
Total Volume	\$ 96,782,593	\$ 69,075,600	\$ 89,157,784	\$ 109,325,858	\$ 96,802,235	\$ 76,927,666	\$ 80,793,848	\$ 79,799,556	\$ 71,328,922	\$ 68,212,906	\$ 50,856,500
Number Sold	169	124	177	251	258	218	233	234	223	221	177
Avg. Days on Market	80	70	76	75	157	122	117	123	125	126	133
High Price	\$ 1,950,000	\$ 1,550,000	\$ 1,375,000	\$ 1,500,000	\$ 1,175,000	\$ 1,100,000	\$ 1,145,000	\$ 1,250,000	\$ 799,000	\$ 1,237,500	\$ 990,000
Low Price	\$ 200,000	\$ 225,000	\$ 200,000	\$ 111,000	\$ 80,000	\$ 105,000	\$ 103,000	\$ 75,000	\$ 45,000	\$ 78,000	\$ 83,500
Percent Change from Previous Year											
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	3%	11%	16%	16%	6%	2%	2%	7%	4%	7%	7%
Median Price	0%	13%	13%	17%	9%	0%	2%	4%	5%	7%	10%
Total Volume	40%	-23%	-18%	13%	26%	-5%	1%	12%	5%	34%	-1%
Number Sold	36%	-30%	-29%	-3%	18%	-6%	0%	5%	1%	25%	-7%
Avg. Days on Market	14%	-8%	1%	-52%	29%	4%	-5%	-2%	-1%	-5%	-33%
High Price	26%	13%	-8%	28%	7%	-4%	-8%	56%	-35%	25%	-22%
Low Price	-11%	13%	80%	39%	-24%	2%	37%	67%	-42%	-7%	1%

Annual Trends

	Condo/Townhomes - Bayfield										
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	\$ 339,166	\$ 327,250	\$ 345,050	\$ 257,743	\$ 259,375	\$ 237,700	\$ 221,333	\$ 225,920	\$ 208,362	\$ 197,285	\$ 203,975
Median Price	\$ 330,000	\$ 313,000	\$ 352,500	\$ 262,500	\$ 273,750	\$ 245,000	\$ 215,000	\$ 239,000	\$ 214,500	\$ 197,000	\$ 203,975
Total Volume	\$ 3,052,500	\$ 1,309,000	\$ 2,760,400	\$ 2,319,690	\$ 1,037,500	\$ 1,663,900	\$ 664,000	\$ 2,033,280	\$ 1,666,900	\$ 1,381,000	\$ 203,975
Number Sold	9	4	8	9	4	7	3	9	8	7	1
Avg. Days on Market	102	105	57	74	93	100	69	106	66	106	98
High Price	\$ 408,000	\$ 384,000	\$ 394,000	\$ 325,000	\$ 275,000	\$ 258,000	\$ 239,000	\$ 250,000	\$ 240,900	\$ 212,000	\$ 203,975
Low Price	\$ 265,000	\$ 299,000	\$ 285,900	\$ 219,900	\$ 215,000	\$ 212,000	\$ 210,000	\$ 198,500	\$ 139,000	\$ 184,000	\$ 203,975
	Percent Change from Previous Year										
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	4%	-5%	34%	-1%	9%	7%	-2%	8%	6%	-3%	20%
Median Price	5%	-11%	34%	-4%	12%	14%	-10%	11%	9%	-3%	16%
Total Volume	133%	-53%	19%	124%	-38%	151%	-67%	22%	21%	577%	-70%
Number Sold	125%	-50%	-11%	125%	-43%	133%	-67%	13%	14%	600%	-75%
Avg. Days on Market	-3%	84%	-23%	-20%	-7%	45%	-35%	61%	-38%	8%	-38%
High Price	6%	-3%	21%	18%	7%	8%	-4%	4%	14%	4%	12%
Low Price	-11%	5%	30%	2%	1%	1%	6%	43%	-24%	-10%	41%
	Condo/Townhomes - Durango Mountain Area										
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	\$ 795,865	\$ 652,275	\$ 620,474	\$ 519,621	\$ 389,164	\$ 293,280	\$ 229,866	\$ 267,987	\$ 266,947	\$ 260,459	\$ 291,067
Median Price	\$ 705,000	\$ 525,000	\$ 440,000	\$ 485,000	\$ 325,000	\$ 215,000	\$ 172,000	\$ 210,000	\$ 162,875	\$ 155,000	\$ 197,500
Total Volume	\$ 66,056,846	\$ 68,488,965	\$ 83,763,995	\$ 71,707,803	\$ 57,985,580	\$ 35,780,162	\$ 24,135,950	\$ 28,138,703	\$ 24,559,200	\$ 20,576,300	\$ 23,285,386
Number Sold	83	105	135	138	149	122	105	105	92	79	80
Avg. Days on Market	142	91	106	71	143	133	155	172	212	252	188
High Price	\$ 3,000,000	\$ 2,900,000	\$ 3,425,000	\$ 2,375,000	\$ 1,700,000	\$ 1,365,000	\$ 850,000	\$ 1,290,000	\$ 1,650,000	\$ 1,305,000	\$ 1,327,500
Low Price	\$ 165,000	\$ 165,000	\$ 160,000	\$ 80,000	\$ 82,000	\$ 55,000	\$ 52,000	\$ 50,000	\$ 32,500	\$ 30,000	\$ 39,900
	Percent Change from Previous Year										
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	22%	5%	19%	34%	33%	28%	-14%	0%	2%	-11%	15%
Median Price	34%	19%	-9%	49%	51%	25%	-18%	29%	5%	-22%	57%
Total Volume	-4%	-18%	17%	24%	62%	48%	-14%	15%	19%	-12%	7%
Number Sold	-21%	-22%	-2%	-7%	22%	16%	0%	14%	16%	-1%	-7%
Avg. Days on Market	56%	-14%	49%	-50%	8%	-14%	-10%	-19%	-16%	34%	-35%
High Price	3%	-15%	44%	40%	25%	61%	-34%	-22%	26%	-2%	-13%
Low Price	0%	3%	100%	-2%	49%	6%	4%	54%	8%	-25%	101%

Annual Trends

	Farm/Ranch (La Plata County Combined)										
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	\$ 2,496,250	\$ 2,479,095	\$ 1,987,500	\$ 3,257,090	\$ 1,746,230	\$ 1,442,218	\$ 2,702,875	\$ 1,046,000	\$ 3,393,800	\$ 672,187	\$ 862,200
Median Price	\$ 2,302,500	\$ 2,200,000	\$ 1,987,500	\$ 1,092,000	\$ 845,000	\$ 1,200,000	\$ 1,475,000	\$ 1,046,000	\$ 890,000	\$ 536,875	\$ 890,000
Total Volume	\$ 9,985,000	\$ 12,395,478	\$ 3,975,000	\$ 35,828,000	\$ 22,701,000	\$ 15,864,400	\$ 21,623,000	\$ 1,046,000	\$ 16,969,000	\$ 2,688,750	\$ 4,311,000
Number Sold	4	5	2	11	13	11	8	1	5	4	5
Avg. Days on Market	107	169	104	245	317	222	260	35	216	307	264
High Price	\$ 4,750,000	\$ 5,555,228	\$ 2,775,000	\$ 19,600,000	\$ 7,000,000	\$ 4,399,000	\$ 7,850,000	\$ 1,046,000	\$ 13,500,000	\$ 1,200,000	\$ 1,175,000
Low Price	\$ 630,000	\$ 965,250	\$ 1,200,000	\$ 177,000	\$ 165,000	\$ 324,000	\$ 233,000	\$ 1,046,000	\$ 700,000	\$ 15,000	\$ 601,000
	Percent Change from Previous Year										
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	1%	25%	-39%	87%	21%	-47%	158%	-69%	405%	-22%	-38%
Median Price	5%	11%	82%	29%	-30%	-19%	41%	18%	66%	-40%	-30%
Total Volume	-19%	212%	-89%	58%	43%	-27%	1967%	-94%	531%	-38%	-38%
Number Sold	-20%	150%	-82%	-15%	18%	38%	700%	-80%	25%	-20%	0%
Avg. Days on Market	-37%	63%	-58%	-23%	43%	-15%	643%	-84%	-30%	16%	-27%
High Price	-14%	100%	-86%	180%	59%	-44%	650%	-92%	1025%	2%	-56%
Low Price	-35%	-20%	578%	7%	-49%	39%	-78%	49%	4567%	-98%	74%
	Land (In Town) Durango										
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	\$ 235,894	\$ 242,237	\$ 202,046	\$ 235,033	\$ 232,779	\$ 208,870	\$ 202,400	\$ 209,290	\$ 230,960	\$ 219,147	\$ 230,767
Median Price	\$ 205,000	\$ 225,000	\$ 177,500	\$ 212,450	\$ 170,000	\$ 185,000	\$ 178,500	\$ 177,500	\$ 189,900	\$ 179,887	\$ 157,500
Total Volume	\$ 4,482,000	\$ 4,844,750	\$ 6,061,400	\$ 10,811,522	\$ 10,009,500	\$ 5,639,500	\$ 3,238,400	\$ 5,232,260	\$ 4,844,500	\$ 4,382,950	\$ 3,692,275
Number Sold	19	20	30	46	43	27	16	25	21	20	16
Avg. Days on Market	386	205	87	403	395	230	327	615	268	427	517
High Price	\$ 550,000	\$ 391,000	\$ 414,000	\$ 610,000	\$ 1,200,000	\$ 550,000	\$ 629,000	\$ 450,000	\$ 520,000	\$ 427,500	\$ 590,000
Low Price	\$ 132,500	\$ 125,750	\$ 119,000	\$ 109,000	\$ 80,000	\$ 70,000	\$ 50,000	\$ 105,000	\$ 95,000	\$ 130,000	\$ 95,000
	Percent Change from Previous Year										
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	-3%	20%	-14%	1%	11%	3%	-3%	-9%	5%	-5%	39%
Median Price	-9%	27%	-16%	25%	-8%	4%	1%	-7%	6%	14%	17%
Total Volume	-7%	-20%	-44%	8%	77%	74%	-38%	8%	11%	19%	-30%
Number Sold	-5%	-33%	-35%	7%	59%	69%	-36%	19%	5%	25%	-50%
Avg. Days on Market	88%	136%	-78%	2%	72%	-30%	-47%	129%	-37%	-17%	91%
High Price	41%	-6%	-32%	-49%	118%	-13%	40%	-13%	22%	-28%	79%
Low Price	5%	6%	9%	36%	14%	40%	-52%	11%	-27%	37%	12%

Annual Trends

	Land (In Town) Bayfield										
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	\$ 131,000	\$ 98,500	\$ 107,500	\$ 188,000	\$ 65,277	\$ 82,450	\$ 93,580	\$ 45,937	\$ 46,052	\$ 71,036	\$ 67,000
Median Price	\$ 130,000	\$ 99,500	\$ 107,500	\$ 85,000	\$ 75,000	\$ 82,450	\$ 68,000	\$ 42,250	\$ 45,000	\$ 52,500	\$ 33,000
Total Volume	\$ 524,000	\$ 295,500	\$ 215,000	\$ 940,000	\$ 587,500	\$ 164,900	\$ 467,900	\$ 367,500	\$ 782,900	\$ 781,400	\$ 402,000
Number Sold	4	3	2	5	9	2	5	8	17	11	6
Avg. Days on Market	202	193	134	568	38	176	138	164	178	255	348
High Price	\$ 160,000	\$ 100,000	\$ 160,000	\$ 600,000	\$ 85,000	\$ 85,000	\$ 240,000	\$ 65,000	\$ 85,000	\$ 216,000	\$ 225,000
Low Price	\$ 104,000	\$ 96,000	\$ 55,000	\$ 85,000	\$ 20,000	\$ 79,900	\$ 40,000	\$ 34,000	\$ 26,000	\$ 28,900	\$ 22,000
	Percent Change from Previous Year										
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	33%	-8%	-43%	188%	-21%	-12%	104%	0%	-35%	6%	-7%
Median Price	31%	-7%	26%	13%	-9%	21%	61%	-6%	-14%	59%	-38%
Total Volume	77%	37%	-77%	60%	256%	-65%	27%	-53%	0%	94%	-21%
Number Sold	33%	50%	-60%	-44%	350%	-60%	-38%	-53%	55%	83%	-14%
Avg. Days on Market	5%	44%	-76%	1395%	-78%	28%	-16%	-8%	-30%	-27%	-29%
High Price	60%	-38%	-73%	606%	0%	-65%	269%	-24%	-61%	-4%	50%
Low Price	8%	75%	-35%	325%	-75%	100%	18%	31%	-10%	31%	-33%
	Land (In Town) Ignacio										
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	\$ 29,500	\$ 36,000	\$ 34,800	\$ 10,000	\$ 40,000	\$ 95,000	\$ 29,000	\$ 29,000	\$ -	\$ 24,900	\$ -
Median Price	\$ 29,500	\$ 36,000	\$ 35,000	\$ 10,000	\$ 40,000	\$ 112,500	\$ 29,000	\$ 29,000	\$ -	\$ 24,900	\$ -
Total Volume	\$ 29,500	\$ 36,000	\$ 174,000	\$ 20,000	\$ 40,000	\$ 285,000	\$ 58,000	\$ 29,000	\$ -	\$ 24,900	\$ -
Number Sold	1	1	5	2	1	3	2	1	0	1	0
Avg. Days on Market	130	117	214	153	381	40	126	13	0	2	0
High Price	\$ 29,500	\$ 36,000	\$ 38,000	\$ 10,000	\$ 40,000	\$ 112,500	\$ 29,000	\$ 29,000	\$ -	\$ 24,900	\$ -
Low Price	\$ 29,500	\$ 36,000	\$ 33,000	\$ 10,000	\$ 40,000	\$ 60,000	\$ 29,000	\$ 29,000	\$ -	\$ 24,900	\$ -
	Percent Change from Previous Year										
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	-18%	3%	248%	-75%	-58%	228%	0%	100%	-100%	100%	0%
Median Price	-18%	3%	250%	-75%	-64%	288%	0%	100%	-100%	100%	0%
Total Volume	-18%	-79%	770%	-50%	-86%	391%	100%	100%	-100%	100%	0%
Number Sold	0%	-80%	150%	100%	-67%	50%	100%	100%	-100%	100%	0%
Avg. Days on Market	11%	-45%	40%	-60%	853%	-68%	869%	100%	-100%	100%	0%
High Price	-18%	-5%	280%	-75%	-64%	288%	0%	100%	-100%	100%	0%
Low Price	-18%	9%	230%	-75%	-33%	107%	0%	100%	-100%	100%	0%

Annual Trends

	Land - Lots Under 1 Acre										
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	\$ 214,371	\$ 217,412	\$ 156,884	\$ 160,830	\$ 143,103	\$ 110,000	\$ 122,343	\$ 129,227	\$ 115,152	\$ 105,437	\$ 115,092
Median Price	\$ 249,000	\$ 260,500	\$ 116,000	\$ 148,250	\$ 144,250	\$ 112,000	\$ 112,475	\$ 115,700	\$ 127,000	\$ 113,500	\$ 125,000
Total Volume	\$ 7,503,000	\$ 10,870,600	\$ 7,530,470	\$ 16,726,370	\$ 12,593,107	\$ 6,710,050	\$ 7,095,949	\$ 7,495,200	\$ 5,642,450	\$ 4,533,820	\$ 5,064,050
Number Sold	35	50	48	104	88	61	58	58	49	43	44
Avg. Days on Market	172	156	160	186	241	285	211	237	369	262	198
High Price	\$ 400,000	\$ 380,000	\$ 550,000	\$ 450,000	\$ 325,000	\$ 360,000	\$ 360,000	\$ 449,100	\$ 305,000	\$ 215,000	\$ 223,000
Low Price	\$ 20,000	\$ 23,000	\$ 20,000	\$ 8,000	\$ 7,900	\$ 2,100	\$ 9,500	\$ 9,000	\$ 5,500	\$ 5,500	\$ 8,000
	Percent Change from Previous Year										
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	-1%	39%	-2%	12%	30%	-10%	-5%	12%	9%	-8%	-13%
Median Price	-4%	125%	-22%	3%	29%	0%	-3%	-9%	12%	-9%	1%
Total Volume	-31%	44%	-55%	33%	88%	-5%	-5%	33%	24%	-10%	1%
Number Sold	-30%	4%	-54%	18%	44%	5%	0%	18%	14%	-2%	16%
Avg. Days on Market	10%	-3%	-14%	-23%	-15%	35%	-11%	-36%	41%	32%	11%
High Price	5%	-31%	22%	38%	-10%	0%	-20%	47%	42%	-4%	-44%
Low Price	-13%	15%	150%	1%	276%	-78%	6%	64%	0%	-31%	-50%
	Land - Lots 1-9.9 Acres										
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	\$ 174,767	\$ 151,314	\$ 149,395	\$ 142,589	\$ 106,030	\$ 103,517	\$ 130,926	\$ 123,279	\$ 115,346	\$ 116,716	\$ 118,848
Median Price	\$ 107,000	\$ 85,000	\$ 100,000	\$ 79,900	\$ 80,000	\$ 90,000	\$ 95,500	\$ 93,750	\$ 92,500	\$ 80,000	\$ 88,500
Total Volume	\$ 11,359,900	\$ 8,624,900	\$ 15,686,554	\$ 22,814,274	\$ 11,133,249	\$ 6,521,600	\$ 11,521,540	\$ 12,081,350	\$ 9,112,402	\$ 8,637,025	\$ 5,942,400
Number Sold	65	57	105	160	105	63	88	98	79	74	50
Avg. Days on Market	116	111	77	157	260	189	276	222	252	297	317
High Price	\$ 1,150,000	\$ 900,000	\$ 930,000	\$ 1,892,100	\$ 835,000	\$ 475,000	\$ 1,196,290	\$ 670,000	\$ 330,000	\$ 850,000	\$ 440,000
Low Price	\$ 25,000	\$ 26,700	\$ 10,000	\$ 6,500	\$ 4,000	\$ 5,000	\$ 7,350	\$ 5,300	\$ 3,500	\$ 9,375	\$ 9,000
	Percent Change from Previous Year										
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	15%	1%	5%	34%	2%	-21%	6%	7%	-1%	-2%	-27%
Median Price	26%	-15%	25%	0%	-11%	-6%	2%	1%	16%	-10%	-29%
Total Volume	32%	-45%	-31%	105%	71%	-43%	-5%	33%	6%	45%	-24%
Number Sold	14%	-46%	-34%	52%	67%	-28%	-10%	24%	7%	48%	4%
Avg. Days on Market	5%	44%	-51%	-40%	38%	-32%	24%	-12%	-15%	-6%	14%
High Price	28%	-3%	-51%	127%	76%	-60%	79%	103%	-61%	93%	-45%
Low Price	-6%	167%	54%	63%	-20%	-32%	39%	51%	-63%	4%	157%

Annual Trends

Land - 10 to 34.99 Acres											
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	\$ 366,666	\$ 233,245	\$ 467,668	\$ 311,100	\$ 236,314	\$ 192,114	\$ 361,545	\$ 252,994	\$ 151,290	\$ 312,016	\$ 306,625
Median Price	\$ 230,000	\$ 215,000	\$ 349,900	\$ 215,000	\$ 156,250	\$ 160,000	\$ 130,000	\$ 158,000	\$ 167,000	\$ 175,750	\$ 169,500
Total Volume	\$ 4,400,000	\$ 2,565,700	\$ 5,144,350	\$ 8,088,600	\$ 3,308,400	\$ 3,265,950	\$ 3,977,000	\$ 4,300,900	\$ 2,420,650	\$ 9,360,500	\$ 4,906,000
Number Sold	12	11	11	26	14	17	11	17	16	30	16
Avg. Days on Market	124	98	128	197	208	263	221	204	262	270	274
High Price	\$ 1,164,000	\$ 380,000	\$ 1,850,000	\$ 1,600,000	\$ 750,000	\$ 640,000	\$ 1,525,000	\$ 1,150,000	\$ 250,000	\$ 1,295,000	\$ 970,000
Low Price	\$ 45,000	\$ 55,000	\$ 60,000	\$ 29,725	\$ 28,000	\$ 35,000	\$ 90,000	\$ 50,000	\$ 28,000	\$ 14,000	\$ 35,000
Percent Change from Previous Year											
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	57%	-50%	50%	32%	23%	-47%	43%	67%	-52%	2%	27%
Median Price	7%	-39%	63%	38%	-2%	23%	-18%	-5%	-5%	4%	-9%
Total Volume	71%	-50%	-36%	144%	1%	-18%	-8%	78%	-74%	91%	153%
Number Sold	9%	0%	-58%	86%	-18%	55%	-35%	6%	-47%	88%	100%
Avg. Days on Market	27%	-23%	-35%	-5%	-21%	19%	8%	-22%	-3%	-1%	-46%
High Price	206%	-79%	16%	113%	17%	-58%	33%	360%	-81%	34%	34%
Low Price	-18%	-8%	102%	6%	-20%	-61%	80%	79%	100%	-60%	-50%
Land - 35 Acres or More											
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	\$ 449,462	\$ 253,267	\$ 447,651	\$ 295,433	\$ 338,954	\$ 259,714	\$ 280,845	\$ 351,880	\$ 221,986	\$ 207,668	\$ 297,708
Median Price	\$ 300,000	\$ 212,500	\$ 292,500	\$ 200,000	\$ 198,750	\$ 192,500	\$ 195,000	\$ 148,500	\$ 162,000	\$ 157,500	\$ 200,000
Total Volume	\$ 14,832,250	\$ 11,650,300	\$ 25,963,800	\$ 22,748,400	\$ 16,947,719	\$ 7,012,300	\$ 11,514,650	\$ 14,779,000	\$ 10,433,349	\$ 2,483,500	\$ 9,824,378
Number Sold	33	46	58	77	50	27	41	42	47	8	33
Avg. Days on Market	164	156	160	201	305	277	223	202	243	354	255
High Price	\$ 3,000,000	\$ 680,000	\$ 2,600,000	\$ 1,100,000	\$ 2,500,000	\$ 1,365,000	\$ 1,600,000	\$ 6,850,000	\$ 2,375,000	\$ 862,500	\$ 1,400,000
Low Price	\$ 60,000	\$ 40,000	\$ 49,900	\$ 41,000	\$ 49,900	\$ 49,000	\$ 37,000	\$ 47,000	\$ 30,000	\$ 40,000	\$ 22,000
Percent Change from Previous Year											
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	77%	-43%	52%	-13%	31%	-8%	-20%	59%	7%	-30%	100%
Median Price	41%	-27%	46%	1%	3%	-1%	31%	-8%	3%	-21%	43%
Total Volume	27%	-55%	14%	34%	142%	-39%	-22%	42%	320%	-75%	128%
Number Sold	-28%	-21%	-25%	54%	85%	-34%	-2%	-11%	488%	-76%	14%
Avg. Days on Market	5%	-3%	-20%	-34%	10%	24%	10%	-17%	-31%	39%	-60%
High Price	341%	-74%	136%	-56%	83%	-15%	-77%	188%	175%	-38%	348%
Low Price	50%	-20%	22%	-18%	2%	32%	-21%	57%	-25%	82%	10%

Annual Trends

Land - Multi-Family											
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	\$ -	\$ -	\$ 527,500	\$ 528,428	\$ 325,000	\$ -	\$ 721,500	\$ 1,157,222	\$ 342,500	\$ -	\$ 70,750
Median Price	\$ -	\$ -	\$ 527,500	\$ 350,000	\$ 325,000	\$ -	\$ 400,000	\$ 592,500	\$ 342,500	\$ -	\$ 61,500
Total Volume	\$ -	\$ -	\$ 527,500	\$ 3,699,000	\$ 325,000	\$ -	\$ 2,164,500	\$ 10,415,000	\$ 685,000	\$ -	\$ 283,000
Number Sold	0	0	1	7	1	0	3	9	2	0	4
Avg. Days on Market	0	0	248	457	65	0	234	194	150	0	204
High Price	\$ -	\$ -	\$ 527,500	\$ 1,300,000	\$ 325,000	\$ -	\$ 1,412,500	\$ 4,250,000	\$ 625,000	\$ -	\$ 120,000
Low Price	\$ -	\$ -	\$ 527,500	\$ 200,000	\$ 325,000	\$ -	\$ 352,000	\$ 315,000	\$ 60,000	\$ -	\$ 40,000
Percent Change from Previous Year											
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	0%	-100%	0%	63%	100%	-100%	-38%	238%	100%	-100%	100%
Median Price	0%	-100%	51%	8%	100%	-100%	-32%	73%	100%	-100%	100%
Total Volume	0%	-100%	-86%	1038%	100%	-100%	-79%	1420%	100%	-100%	100%
Number Sold	0%	-100%	-86%	600%	100%	-100%	-67%	350%	100%	-100%	100%
Avg. Days on Market	0%	-100%	-46%	603%	100%	-100%	21%	29%	100%	-100%	100%
High Price	0%	-100%	-59%	300%	100%	-100%	-67%	580%	100%	-100%	100%
Low Price	0%	-100%	164%	-38%	100%	-100%	12%	425%	100%	-100%	100%
Land - Durango Mountain Area											
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	\$ 372,732	\$ 376,046	\$ 420,130	\$ 299,613	\$ 236,349	\$ 134,750	\$ 225,968	\$ 187,477	\$ 276,583	\$ 258,950	\$ 213,996
Median Price	\$ 310,000	\$ 329,500	\$ 275,000	\$ 185,000	\$ 169,000	\$ 121,000	\$ 173,750	\$ 170,000	\$ 211,250	\$ 186,500	\$ 143,000
Total Volume	\$ 12,672,900	\$ 11,281,400	\$ 12,603,900	\$ 29,661,770	\$ 15,835,400	\$ 1,617,000	\$ 3,615,500	\$ 5,061,900	\$ 4,153,500	\$ 3,625,300	\$ 6,847,900
Number Sold	34	30	30	99	67	12	16	27	18	14	32
Avg. Days on Market	203	156	158	245	183	510	555	277	220	198	248
High Price	\$ 1,450,000	\$ 1,500,000	\$ 2,025,000	\$ 3,500,000	\$ 1,400,000	\$ 300,000	\$ 550,000	\$ 567,000	\$ 825,000	\$ 925,000	\$ 1,150,000
Low Price	\$ 120,000	\$ 120,000	\$ 125,000	\$ 47,250	\$ 50,000	\$ 44,000	\$ 47,500	\$ 65,000	\$ 100,000	\$ 45,000	\$ 44,500
Percent Change from Previous Year											
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	-1%	-10%	40%	27%	75%	-40%	21%	-32%	7%	21%	2%
Median Price	-6%	20%	49%	9%	40%	-30%	2%	-20%	13%	30%	6%
Total Volume	12%	-10%	-58%	87%	879%	-55%	-29%	22%	15%	-47%	198%
Number Sold	13%	0%	-70%	48%	458%	-25%	-41%	50%	29%	-56%	191%
Avg. Days on Market	30%	-1%	-36%	34%	-64%	-8%	100%	26%	11%	-20%	16%
High Price	-3%	-26%	-42%	150%	367%	-45%	-3%	-31%	-11%	-20%	-4%
Low Price	0%	-4%	165%	-6%	14%	-7%	-27%	-35%	122%	1%	65%

Annual Trends

	Business & Income (La Plata County Combined) - Business Opportunities										
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	\$ 253,750	\$ 750,000	\$ 447,000	\$ 70,000	\$ 196,000	\$ 204,333	\$ 897,857	\$ 167,500	\$ 241,142	\$ 118,333	\$ 148,571
Median Price	\$ 87,500	\$ 750,000	\$ 210,000	\$ 70,000	\$ 67,500	\$ 138,000	\$ 170,000	\$ 167,500	\$ 175,000	\$ 80,000	\$ 80,000
Total Volume	\$ 1,015,000	\$ 750,000	\$ 13,641,000	\$ 70,000	\$ 784,000	\$ 1,226,000	\$ 6,285,000	\$ 335,000	\$ 1,688,000	\$ 355,000	\$ 1,040,000
Number Sold	4	1	3	1	4	6	7	2	7	3	7
Avg. Days on Market	182	321	130	55	164	315	180	714	209	406	176
High Price	\$ 765,000	\$ 750,000	\$ 1,095,000	\$ 70,000	\$ 625,000	\$ 500,000	\$ 4,300,000	\$ 190,000	\$ 495,000	\$ 250,000	\$ 485,000
Low Price	\$ 75,000	\$ 750,000	\$ 36,000	\$ 70,000	\$ 24,000	\$ 75,000	\$ 40,000	\$ 145,000	\$ 135,000	\$ 25,000	\$ 50,000
	Percent Change from Previous Year										
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	-66%	68%	539%	-64%	-4%	-77%	436%	-31%	104%	-20%	-13%
Median Price	-88%	257%	200%	4%	-51%	-19%	1%	-4%	119%	0%	-14%
Total Volume	35%	-95%	19387%	-91%	-36%	-80%	1776%	-80%	375%	-66%	1%
Number Sold	300%	-67%	200%	-75%	-33%	-14%	250%	-71%	133%	-57%	17%
Avg. Days on Market	-43%	147%	136%	-66%	-48%	75%	-75%	242%	-49%	131%	-25%
High Price	2%	-32%	1464%	-89%	25%	-88%	2163%	-62%	98%	-48%	-12%
Low Price	-90%	1983%	-49%	192%	-68%	88%	-72%	7%	440%	-50%	150%
	Business & Income (La Plata County Combined) - Mobile/Modular - No Land										
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	\$ 106,983	\$ 89,071	\$ 81,809	\$ 63,715	\$ 34,544	\$ 39,156	\$ 45,478	\$ 35,663	\$ 38,255	\$ 35,387	\$ 27,000
Median Price	\$ 109,225	\$ 87,650	\$ 70,000	\$ 63,250	\$ 31,900	\$ 37,500	\$ 40,000	\$ 33,700	\$ 40,200	\$ 37,450	\$ 22,750
Total Volume	\$ 2,995,550	\$ 3,384,700	\$ 2,536,100	\$ 1,911,450	\$ 656,350	\$ 1,057,235	\$ 1,136,951	\$ 855,935	\$ 382,550	\$ 283,100	\$ 108,000
Number Sold	28	38	31	30	19	27	25	24	10	8	4
Avg. Days on Market	81	63	72	80	95	71	62	56	64	49	84
High Price	\$ 185,000	\$ 190,000	\$ 455,000	\$ 105,000	\$ 82,000	\$ 77,000	\$ 107,900	\$ 89,000	\$ 79,000	\$ 56,500	\$ 46,000
Low Price	\$ 36,000	\$ 13,000	\$ 12,500	\$ 16,000	\$ 12,750	\$ 9,000	\$ 6,500	\$ 11,985	\$ 5,000	\$ 17,000	\$ 16,500
	Percent Change from Previous Year										
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	20%	9%	28%	84%	-12%	-14%	28%	-7%	8%	31%	14%
Median Price	25%	25%	11%	98%	-15%	-6%	19%	-16%	7%	65%	11%
Total Volume	-11%	33%	33%	191%	-38%	-7%	33%	124%	35%	162%	-35%
Number Sold	-26%	23%	3%	58%	-30%	8%	4%	140%	25%	100%	-43%
Avg. Days on Market	29%	-13%	-10%	-16%	34%	15%	11%	-13%	31%	-42%	-32%
High Price	-3%	-58%	333%	28%	6%	-29%	21%	13%	40%	23%	31%
Low Price	177%	4%	-22%	25%	42%	38%	-46%	140%	-71%	3%	3%

Annual Trends

Business & Income (La Plata County Combined) - Multi-Family											
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	\$ 789,510	\$ 963,285	\$ 1,445,000	\$ 1,674,531	\$ 925,784	\$ 1,236,990	\$ 1,033,281	\$ 1,157,222	\$ 417,381	\$ 633,972	\$ 566,000
Median Price	\$ 789,510	\$ 785,000	\$ 1,800,000	\$ 805,000	\$ 660,000	\$ 560,000	\$ 950,000	\$ 592,500	\$ 516,500	\$ 531,450	\$ 562,000
Total Volume	\$ 1,579,020	\$ 6,743,000	\$ 7,225,000	\$ 26,792,500	\$ 12,035,195	\$ 12,369,900	\$ 8,266,250	\$ 10,415,000	\$ 3,339,050	\$ 7,607,675	\$ 2,264,000
Number Sold	2	7	5	16	13	10	8	9	8	12	4
Avg. Days on Market	222	43	161	71	157	60	214	194	198	68	84
High Price	\$ 795,400	\$ 1,875,000	\$ 2,250,000	\$ 6,800,000	\$ 1,680,000	\$ 6,400,000	\$ 1,850,000	\$ 4,250,000	\$ 573,750	\$ 1,350,000	\$ 655,000
Low Price	\$ 783,620	\$ 680,000	\$ 465,000	\$ 240,000	\$ 383,150	\$ 362,500	\$ 525,000	\$ 315,000	\$ 54,000	\$ 365,000	\$ 485,000
Percent Change from Previous Year											
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	-18%	-33%	-14%	81%	-25%	20%	-11%	177%	-34%	12%	68%
Median Price	1%	-56%	124%	22%	18%	-41%	60%	15%	-3%	-5%	58%
Total Volume	-77%	-7%	-73%	123%	-3%	50%	-21%	212%	-56%	236%	-44%
Number Sold	-71%	40%	-69%	23%	30%	25%	-11%	13%	-33%	200%	-67%
Avg. Days on Market	416%	-73%	127%	-55%	162%	-72%	10%	-2%	191%	-19%	9%
High Price	-58%	-17%	-67%	305%	-74%	246%	-56%	641%	-58%	106%	22%
Low Price	15%	46%	94%	-37%	6%	-31%	67%	483%	-85%	-25%	506%

Annual Trends

FRACTIONAL & TIMESHARES 1/8										
	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	\$ 100,480	\$ 91,900	\$ 73,687	\$ 74,500	\$ 138,950	\$ 98,700	\$ 115,000	\$ 86,233	\$ 108,162	\$ 79,475
Median Price	\$ 95,000	\$ 90,000	\$ 68,500	\$ 65,000	\$ 81,500	\$ 98,700	\$ 115,000	\$ 77,250	\$ 87,500	\$ 73,000
Total Volume	\$ 502,400	\$ 643,300	\$ 589,500	\$ 745,000	\$ 694,750	\$ 197,400	\$ 115,000	\$ 517,400	\$ 540,810	\$ 317,900
Number Sold	5	7	8	10	5	2	1	6	5	4
Avg. Days on Market	97	100	148	156	259	691	60	109	224	599
High Price	\$ 120,000	\$ 119,900	\$ 105,000	\$ 118,000	\$ 400,000	\$ 99,900	\$ 115,000	\$ 120,000	\$ 179,900	\$ 109,950
Low Price	\$ 75,000	\$ 70,000	\$ 50,000	\$ 48,000	\$ 60,750	\$ 97,500	\$ 115,000	\$ 70,000	\$ 73,410	\$ 61,950
Percent Change from Previous Year										
	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	9%	25%	-1%	-46%	41%	-14%	33%	-20%	36%	-46%
Median Price	6%	31%	5%	-20%	-17%	-14%	49%	-12%	20%	-48%
Total Volume	-22%	9%	-21%	7%	252%	72%	-78%	-4%	70%	-73%
Number Sold	-29%	-13%	-20%	100%	150%	100%	-83%	20%	25%	-50%
Avg. Days on Market	-3%	-32%	-5%	-40%	-63%	1052%	-45%	-51%	-63%	116%
High Price	0%	14%	-11%	-71%	300%	-13%	-4%	-33%	64%	-50%
Low Price	7%	40%	4%	-21%	-38%	-15%	64%	-5%	18%	-22%
FRACTIONAL & TIMESHARES 1/4										
	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	\$ 69,500	\$ 71,000	\$ 47,375	\$ 46,250	\$ 32,000	\$ 55,714	\$ -	\$ 72,500	\$ -	\$ 23,000
Median Price	\$ 65,500	\$ 69,000	\$ 33,000	\$ 46,250	\$ 32,000	\$ 65,000	\$ -	\$ 72,500	\$ -	\$ 23,000
Total Volume	\$ 278,000	\$ 426,000	\$ 189,500	\$ 92,500	\$ 32,000	\$ 390,000	\$ -	\$ 72,500	\$ -	\$ 23,000
Number Sold	4	6	4	2	1	7	0	1	0	1
Avg. Days on Market	196	90	332	237	15	108	0	152	0	468
High Price	\$ 110,000	\$ 106,000	\$ 95,000	\$ 63,500	\$ 32,000	\$ 73,000	\$ -	\$ 72,500	\$ -	\$ 23,000
Low Price	\$ 37,000	\$ 40,000	\$ 28,500	\$ 29,000	\$ 32,000	\$ 20,000	\$ -	\$ 72,500	\$ -	\$ 23,000
Percent Change from Previous Year										
	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Average Price	-2%	50%	2%	45%	-43%	100%	-100%	100%	-100%	100%
Median Price	-5%	109%	-29%	45%	-51%	100%	-100%	100%	-100%	100%
Total Volume	-35%	125%	105%	189%	-92%	100%	-100%	100%	-100%	100%
Number Sold	-33%	50%	100%	100%	-86%	100%	-100%	100%	-100%	100%
Avg. Days on Market	118%	-73%	40%	1480%	-86%	100%	-100%	100%	-100%	100%
High Price	4%	12%	50%	98%	-56%	100%	-100%	100%	-100%	100%
Low Price	-8%	40%	-2%	-9%	60%	100%	-100%	100%	-100%	100%
**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.										
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.										