

# Real Estate News from Tierney Skahill



I have chosen to include you to receive my Newsletter. I hope you enjoy it but if you are not interested in receiving this information just let me know and I will take you off the list.

## Real Estate Market Is Improving!

Well hindsight is 20/20. The "Great Depression" is subsiding slowly but surely. It began (in our part of the world anyway) in Pagosa Springs in 2007 and it was like a real estate Tsunami rushing through Bayfield, the County and then hitting the center of Durango in the 4th Quarter of 2010. In it's wake we have seen values drop in Pagosa and Bayfield up to 40%. The Durango rural county areas 25% and in town Durango values approximately 20%. The positive is that prices have adjusted and are stabilizing. It is a GREAT TIME TO BUY. It remains a buyers market with high inventory, some short sales and foreclosures. Buyers are enjoying the low prices and interest rates. Sellers are adjusting their prices to achieve a sale so they can also become buyers.

## First Quarter Statistical Comparisons 2010 & 2011

First Quarter Statistics Residential	2010 # Sold	2011 # Sold	% Change	2010 Total \$ Volume	2011 Total \$ Volume	% Change	2010 Sold Avg Price	2011 Sold Avg Price	% Change	2011 Avg Days on market	# Homes for sale	# Homes Under Contract
City of Durango, Homes	16	21	31%	\$7,008,698	\$8,486,100	21%	\$379,918	\$404,100	6%	191	98 active	32 pending
Durango Rural, Homes	36	16	-44%	\$17,078,500	\$11,465,400	-33%	\$474,403	\$347,436	-27%	190	359 active	25 pending
City of Bayfield, Homes	6	3	-50%	\$1,454,500	\$578,100	-39%	\$242,417	\$192,700	-21%	195	32 active	1 pending
Bayfield Rural, Homes	10	9	-10%	\$3,487,400	\$2,162,951	-38%	\$348,740	\$240,328	-31%	255	96 active	19 pending
<b>La Plata County Total</b>	<b>132</b>	<b>127</b>	<b>-4%</b>	<b>\$48,412,998</b>	<b>\$40,784,212</b>	<b>-16%</b>	<b>\$366,765</b>	<b>\$250,031</b>	<b>-32%</b>	<b>255</b>	<b>1018 active</b>	<b>110 pending</b>

First Quarter Statistics Land	2010 # Sold	2011 # Sold	% Change	2010 Total Volume	2011 Total Volume	% Change	2010 Sold Avg Price	2011 Sold Avg Price	% Change	2011 Avg Days on the	# of Lots for sale	# of Homes Under Contract
<b>La Plata County Total</b>	<b>14</b>	<b>20</b>	<b>42%</b>	<b>\$2,294,751</b>	<b>\$8,295,800</b>	<b>360%</b>	<b>\$163,911</b>	<b>\$414,790</b>	<b>253%</b>	<b>391</b>	<b>725 active</b>	<b>19 Pending</b>

## Hiking At Mesa Verde

Recently, I attended a talk on the subject of hiking in Mesa Verde. It was hard to believe that after living here 36 years I have never hiked there! I learned new information. They are building a new Welcome Center which will be visible and close to the Highway. The museum had a leak in the roof this year but no artifacts were damaged. Admission to the park is \$10 per car. There are 6000 + archeological sites in the park. They need volunteers. There are many hikes, some of which are new to places where no one has been allowed to go before. For more Mesa Verde Fees & Reservations please [Click Here](#).



They are offering Special Backcountry Guided Hikes this season:

[Spring House](#) This is the one I want to go on! An 8-hour, 8-mile round-trip hike. 7:45 am on W, F and Sundays. Sep 1 to Oct 15. \$40.00 per person. Limited to 14 people per tour. And bring your own lunch, water and binoculars to enjoy the cross canyon views.

Other Hikes Available:

[Oak Tree House and Fire Temple](#) This is a 1-mile round-trip hike. May 29 to September 5. \$20.00 per person 10 people per tour  
[Square Tower House](#) is a 2-hour, 1-mile round-trip hike. 8:00 am T, TH & Saturdays, September 1 to October 15. \$20.00 per person.

## News You can Use

**BOCCE BALL ANYONE?** .... A popular European sport has come to Durango. FREE and bocce ball sets included, thanks to the sponsorship by Guido's and Bank of Colorado. Organized by BID is our local Business Improvement District which continues to provide events and activities that keep our downtown vibrant and fun! I will be there. Just show up Wednesdays 6/8-8/24 5:15-7:00pm. This is a good site to keep up on downtown events. I signed up for the "What's Up Downtown" newsletter @ <http://www.downtowndurango.org/>

**RAW HEAVENS LIVING FOODS All Organic, Vegan & Gluten Free!** This is a new take out restaurant located in the renovated portion of the Smiley Building. Eat healthy. 970.398.9034

<http://www.rawheavens.com/> Also rated 5 start by [http://www.happycow.net/north\\_america/usa/colorado/durango/](http://www.happycow.net/north_america/usa/colorado/durango/)



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