

What's Happening in Durango... and La Plata County



Great time to visit to see what our community has to offer!



Jim Wotkyns, Owner/Broker

2009 Upcoming Events



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August 15th kicked off the big game hunting season for archery. Look online for various seasons and fees: <http://wildlife.state.co.us/Hunting/SeasonDatesAndFees/BigGameDatesAndFees.htm>

Until October 31st (8am to noon) – Durango Farmer's Market - Saturday mornings in the First National Bank parking lot and Wednesday evenings through September 16th at La Plata County Fairgrounds.

September 12th evening - Los Lonely Boys performing at Community Concert Hall at Fort Lewis College details online at www.durangocconcerts.com. Check out upcoming performances by Suzy Bogguss, Joan Osborne, Golden Dragon Acrobats, and the Bar D Wranglers Christmas Jubilee.



September 18th (evening) - Colorfest Gallery Walk - Visit the art galleries in downtown Durango for special showings, food and drink.

September 16-20th - 2009 Single Speed World Championship

September 25-27 - Bayfield Heritage Day & Sheep Trailing - Enjoy the historic trailing of the sheep on Mill Street and arts and crafts, food and entertainment at Joe Stephenson Park. More info at <http://bayfieldheritagedays.org>.



October 1st – 4th - Cowboy Gathering - Cowboy poetry, music and a parade highlight the events downtown. A celebration of culture and heritage of the American cowboy. Visit www.durangocowboygathering.org for details.

October weekends - Pumpkin Patch Express - Join Charlie Brown and his friends on the train. Details at www.durangotrain.com.

November 20th to December 28 – The Polar Express – Take a ride to the North Pole while hearing the story of the Polar Express and drinking hot chocolate. Check out www.durangotrain.com or 888-872-4607.

November 27th (Friday after Thanksgiving) – Singing with Santa Parade - Carol and walk along Main Avenue in downtown Durango. Kids love this event!

www.jimwotkyns.com

If you or anyone you know is interested in Buying or Selling, please give me a call. I have over 25 years of experience in the La Plata County real estate market as Broker/Owner of The Wells Group working with commercial, residential, farm & ranch, and vacant land.

*****FACTS TO PONDER*****

*ALL RESIDENTIAL
(MLS as of August 31, 2009)*

Total active residential listings **1,335**
Compared to last year at this time **1,250**
Average days on market **202**
Compared to last year at this time **181**
Total number of sales **341**
Compared to last year at this time **465**
Average sales price **\$345,740**
Compared to last year at this time **\$388,794**
Overall appreciation or depreciation **-11%**

With lots of inventory to choose from, prices down and purchase incentives NOW is the time to consider owning your first home, buying up or purchasing an investment property.

Featured Properties



Lebanon Schoolhouse Bed & Breakfast - 24925 RD T – Dolores, CO \$749,000 – real estate and business opportunity MLS 608486
Southwest Colorado Bed & Breakfast on *National Register of Historic Places*. Turn-key BUSINESS OPPORTUNITY includes B&B furnishings. Owners' quarters are adjacent to B & B for added convenience. Five antique-furnished guest rooms complement a large common area. Check out: www.lebanonschoolhouse.com.



18 Folsom Place – Durango, Colorado \$399,999 MLS 613539
You will love this location across from Folsom Park! Trolley route on nearby Florida Rd. Knotty Pine tongue & groove vaulted ceiling in Family Room addition. One-level living with ramp to front door. Privacy fence surrounds backyard OASIS with covered deck. Covered front porch. Solid hardwood floors in living room & bedrooms. Nicely landscaped.



171 Beaver Circle – Durango, Colorado \$700,000 MLS 615848
Log sided and stone veneer home in the pines ONLY one mile south of Durango Mountain Ski Resort. Hardwood floors, ceramic tile, granite counters, Knotty Pine T&G vaulted ceilings, stainless steel appliances and GREAT Room fireplace. SIX person hot tub on covered deck.



159 Riverview Drive – Durango, Colorado \$575,000 MLS 630242
On Animas River RIM LOT with La Plata Mountain views to the west and Valley views to the north. Mature landscaping, gardens and hot tub provide in-town tranquility on this private lot overlooking the river with footpath down to river via Rio Vista. No thru traffic!

Please give me a call at 970-375-7005 for additional information.