

# Local Market Update for November 2017

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango In Town

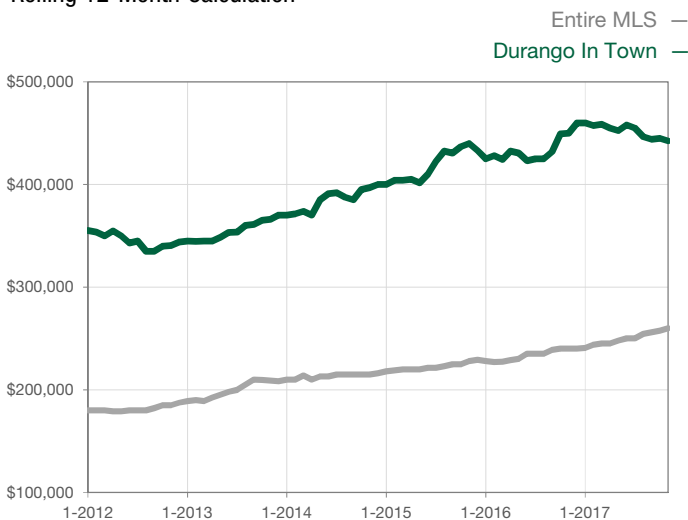
Single Family	November			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 11-2016	Thru 11-2017	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	13	7	- 46.2%	264	243	- 8.0%
Sold Listings	16	7	- 56.3%	170	169	- 0.6%
Median Sales Price*	\$476,500	<b>\$435,000</b>	- 8.7%	\$456,000	<b>\$440,000</b>	- 3.5%
Average Sales Price*	\$489,745	<b>\$457,286</b>	- 6.6%	\$488,633	<b>\$509,588</b>	+ 4.3%
Percent of List Price Received*	97.2%	<b>97.7%</b>	+ 0.5%	97.6%	<b>98.0%</b>	+ 0.4%
Days on Market Until Sale	122	<b>77</b>	- 36.9%	107	<b>114</b>	+ 6.5%
Cumulative Days on Market Until Sale	122	<b>77</b>	- 36.9%	113	<b>129</b>	+ 14.2%
Inventory of Homes for Sale	70	<b>65</b>	- 7.1%	--	--	--
Months Supply of Inventory	4.6	<b>4.4</b>	- 4.3%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	November			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 11-2016	Thru 11-2017	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	18	12	- 33.3%	215	214	- 0.5%
Sold Listings	15	8	- 46.7%	173	173	0.0%
Median Sales Price*	\$295,000	<b>\$299,500</b>	+ 1.5%	\$289,000	<b>\$311,180</b>	+ 7.7%
Average Sales Price*	\$341,123	<b>\$275,488</b>	- 19.2%	\$308,670	<b>\$332,937</b>	+ 7.9%
Percent of List Price Received*	98.2%	<b>97.8%</b>	- 0.4%	98.5%	<b>98.9%</b>	+ 0.4%
Days on Market Until Sale	163	<b>75</b>	- 54.0%	115	<b>112</b>	- 2.6%
Cumulative Days on Market Until Sale	163	<b>87</b>	- 46.6%	124	<b>116</b>	- 6.5%
Inventory of Homes for Sale	44	<b>49</b>	+ 11.4%	--	--	--
Months Supply of Inventory	2.8	<b>3.2</b>	+ 14.3%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

