

# Local Market Update for November 2017

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Mountain Area

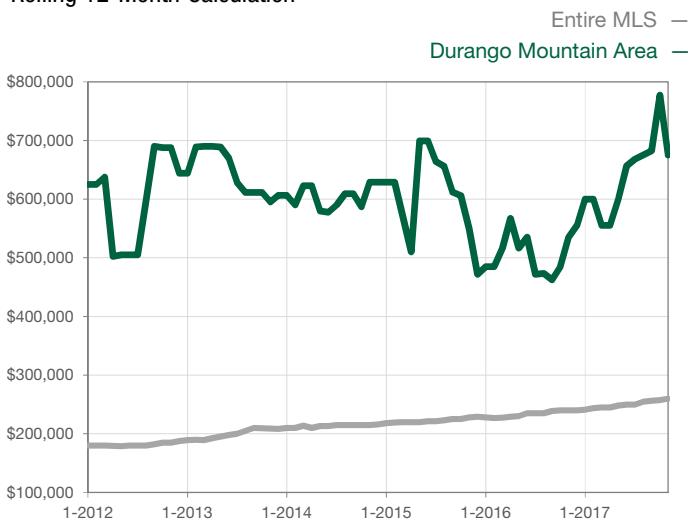
Key Metrics	November			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 11-2016	Thru 11-2017	Percent Change from Previous Year
New Listings	3	1	- 66.7%	52	40	- 23.1%
Sold Listings	2	3	+ 50.0%	21	11	- 47.6%
Median Sales Price*	\$1,990,000	<b>\$675,000</b>	- 66.1%	\$555,000	<b>\$780,000</b>	+ 40.5%
Average Sales Price*	\$1,990,000	<b>\$1,058,333</b>	- 46.8%	\$877,619	<b>\$964,205</b>	+ 9.9%
Percent of List Price Received*	97.6%	<b>83.3%</b>	- 14.7%	93.5%	<b>92.0%</b>	- 1.6%
Days on Market Until Sale	201	<b>327</b>	+ 62.7%	198	<b>272</b>	+ 37.4%
Cumulative Days on Market Until Sale	364	<b>264</b>	- 27.5%	236	<b>339</b>	+ 43.6%
Inventory of Homes for Sale	34	<b>28</b>	- 17.6%	--	--	--
Months Supply of Inventory	15.0	<b>13.1</b>	- 12.7%	--	--	--

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

Key Metrics	November			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 11-2016	Thru 11-2017	Percent Change from Previous Year
New Listings	11	15	+ 36.4%	126	149	+ 18.3%
Sold Listings	10	10	0.0%	85	99	+ 16.5%
Median Sales Price*	\$181,000	<b>\$262,000</b>	+ 44.8%	\$162,000	<b>\$210,000</b>	+ 29.6%
Average Sales Price*	\$201,715	<b>\$260,600</b>	+ 29.2%	\$265,744	<b>\$269,371</b>	+ 1.4%
Percent of List Price Received*	95.5%	<b>93.4%</b>	- 2.2%	94.7%	<b>95.3%</b>	+ 0.6%
Days on Market Until Sale	119	<b>203</b>	+ 70.6%	175	<b>172</b>	- 1.7%
Cumulative Days on Market Until Sale	119	<b>276</b>	+ 131.9%	209	<b>194</b>	- 7.2%
Inventory of Homes for Sale	69	<b>71</b>	+ 2.9%	--	--	--
Months Supply of Inventory	9.2	<b>8.0</b>	- 13.0%	--	--	--

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



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

