

Local Market Update for December 2017

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

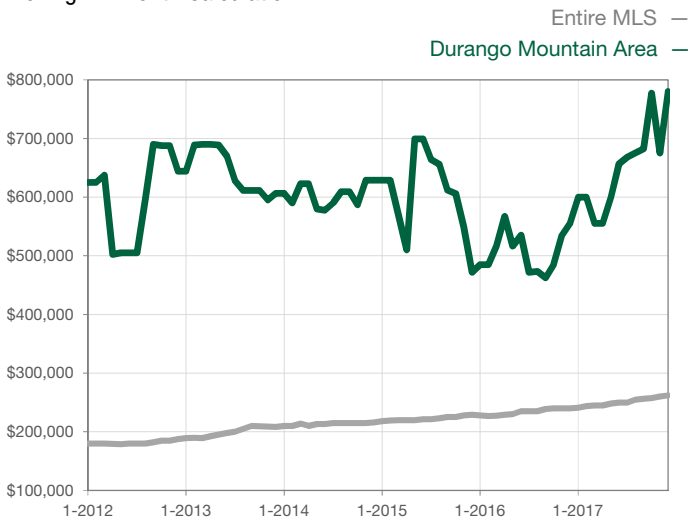
Key Metrics	December			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 12-2016	Thru 12-2017	Percent Change from Previous Year
New Listings	6	2	- 66.7%	58	42	- 27.6%
Sold Listings	4	2	- 50.0%	25	13	- 48.0%
Median Sales Price*	\$487,500	\$1,180,000	+ 142.1%	\$555,000	\$780,000	+ 40.5%
Average Sales Price*	\$503,625	\$1,180,000	+ 134.3%	\$817,780	\$997,404	+ 22.0%
Percent of List Price Received*	93.8%	94.3%	+ 0.5%	93.6%	92.3%	- 1.4%
Days on Market Until Sale	346	397	+ 14.7%	222	291	+ 31.1%
Cumulative Days on Market Until Sale	346	397	+ 14.7%	254	350	+ 37.8%
Inventory of Homes for Sale	36	25	- 30.6%	--	--	--
Months Supply of Inventory	15.8	13.5	- 14.6%	--	--	--

* 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	December			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 12-2016	Thru 12-2017	Percent Change from Previous Year
New Listings	10	7	- 30.0%	137	157	+ 14.6%
Sold Listings	7	4	- 42.9%	92	105	+ 14.1%
Median Sales Price*	\$255,000	\$281,000	+ 10.2%	\$162,875	\$210,000	+ 28.9%
Average Sales Price*	\$281,571	\$291,501	+ 3.5%	\$266,948	\$267,988	+ 0.4%
Percent of List Price Received*	95.8%	96.0%	+ 0.2%	94.8%	95.3%	+ 0.5%
Days on Market Until Sale	181	170	- 6.1%	175	173	- 1.1%
Cumulative Days on Market Until Sale	248	170	- 31.5%	213	193	- 9.4%
Inventory of Homes for Sale	72	68	- 5.6%	--	--	--
Months Supply of Inventory	9.4	7.8	- 17.0%	--	--	--

* 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

