

Local Market Update for February 2018

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

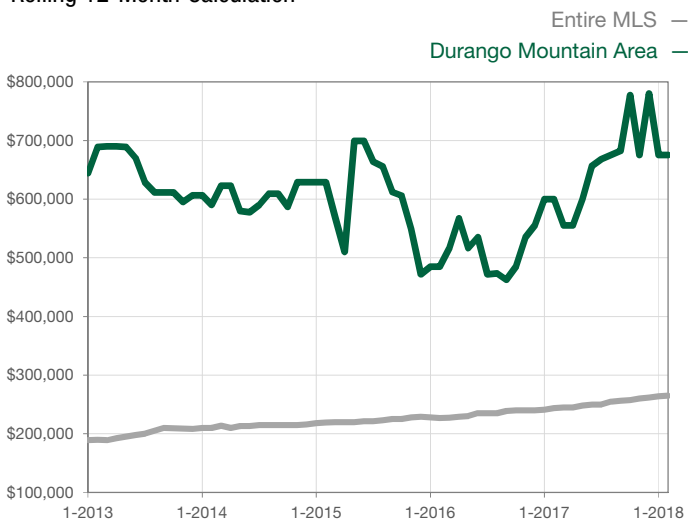
Key Metrics	February			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 02-2017	Thru 02-2018	Percent Change from Previous Year
New Listings	1	2	+ 100.0%	3	5	+ 66.7%
Sold Listings	0	2	--	2	3	+ 50.0%
Median Sales Price*	\$0	\$476,500	--	\$1,204,000	\$612,850	- 49.1%
Average Sales Price*	\$0	\$476,500	--	\$1,204,000	\$521,950	- 56.6%
Percent of List Price Received*	0.0%	98.0%	--	96.8%	97.8%	+ 1.0%
Days on Market Until Sale	0	19	--	410	192	- 53.2%
Cumulative Days on Market Until Sale	0	19	--	530	192	- 63.8%
Inventory of Homes for Sale	30	24	- 20.0%	--	--	--
Months Supply of Inventory	12.7	13.7	+ 7.9%	--	--	--

* 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	February			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 02-2017	Thru 02-2018	Percent Change from Previous Year
New Listings	7	9	+ 28.6%	29	18	- 37.9%
Sold Listings	9	10	+ 11.1%	15	16	+ 6.7%
Median Sales Price*	\$342,500	\$206,250	- 39.8%	\$185,000	\$146,250	- 20.9%
Average Sales Price*	\$369,111	\$221,350	- 40.0%	\$300,267	\$216,188	- 28.0%
Percent of List Price Received*	95.2%	94.4%	- 0.8%	96.0%	93.2%	- 2.9%
Days on Market Until Sale	131	89	- 32.1%	134	160	+ 19.4%
Cumulative Days on Market Until Sale	181	186	+ 2.8%	164	210	+ 28.0%
Inventory of Homes for Sale	74	62	- 16.2%	--	--	--
Months Supply of Inventory	9.0	7.0	- 22.2%	--	--	--

* 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

