

Local Market Update for February 2018

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

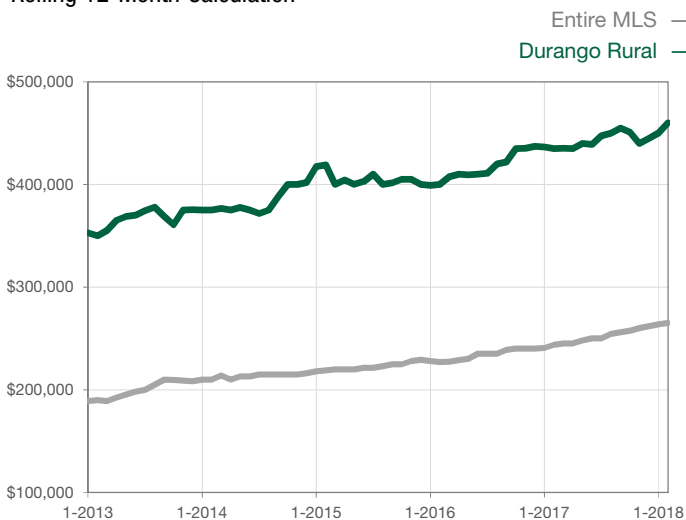
Key Metrics	February			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 02-2017	Thru 02-2018	Percent Change from Previous Year
New Listings	41	36	- 12.2%	69	79	+ 14.5%
Sold Listings	24	22	- 8.3%	44	43	- 2.3%
Median Sales Price*	\$386,000	\$499,500	+ 29.4%	\$394,500	\$480,000	+ 21.7%
Average Sales Price*	\$465,592	\$537,055	+ 15.3%	\$440,550	\$514,334	+ 16.7%
Percent of List Price Received*	99.4%	97.7%	- 1.7%	98.6%	97.2%	- 1.4%
Days on Market Until Sale	176	131	- 25.6%	148	138	- 6.8%
Cumulative Days on Market Until Sale	215	230	+ 7.0%	183	201	+ 9.8%
Inventory of Homes for Sale	153	148	- 3.3%	--	--	--
Months Supply of Inventory	4.7	4.7	0.0%	--	--	--

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

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	3	13	+ 333.3%	6	16	+ 166.7%
Sold Listings	2	2	0.0%	6	6	0.0%
Median Sales Price*	\$427,500	\$382,450	- 10.5%	\$503,250	\$402,500	- 20.0%
Average Sales Price*	\$427,500	\$382,450	- 10.5%	\$499,400	\$396,650	- 20.6%
Percent of List Price Received*	96.7%	97.1%	+ 0.4%	98.1%	97.7%	- 0.4%
Days on Market Until Sale	142	95	- 33.1%	168	98	- 41.7%
Cumulative Days on Market Until Sale	350	95	- 72.9%	238	98	- 58.8%
Inventory of Homes for Sale	10	18	+ 80.0%	--	--	--
Months Supply of Inventory	2.7	4.8	+ 77.8%	--	--	--

* 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

