

Local Market Update for April 2018

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

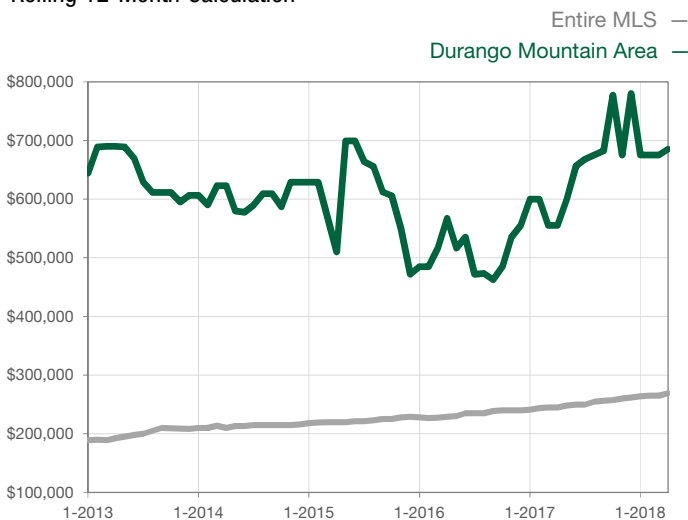
Single Family	April			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 04-2017	Thru 04-2018	Percent Change from Previous Year
Key Metrics						
New Listings	6	4	- 33.3%	11	16	+ 45.5%
Sold Listings	1	2	+ 100.0%	3	6	+ 100.0%
Median Sales Price*	\$675,000	\$1,080,500	+ 60.1%	\$868,000	\$653,925	- 24.7%
Average Sales Price*	\$675,000	\$1,080,500	+ 60.1%	\$1,027,667	\$777,808	- 24.3%
Percent of List Price Received*	96.4%	100.2%	+ 3.9%	96.7%	98.5%	+ 1.9%
Days on Market Until Sale	338	285	- 15.7%	386	244	- 36.8%
Cumulative Days on Market Until Sale	661	285	- 56.9%	573	244	- 57.4%
Inventory of Homes for Sale	30	32	+ 6.7%	--	--	--
Months Supply of Inventory	14.3	18.0	+ 25.9%	--	--	--

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

Townhouse-Condo	April			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 04-2017	Thru 04-2018	Percent Change from Previous Year
Key Metrics						
New Listings	13	14	+ 7.7%	53	45	- 15.1%
Sold Listings	7	13	+ 85.7%	26	34	+ 30.8%
Median Sales Price*	\$155,000	\$184,000	+ 18.7%	\$170,000	\$161,000	- 5.3%
Average Sales Price*	\$153,714	\$198,462	+ 29.1%	\$248,058	\$196,321	- 20.9%
Percent of List Price Received*	95.7%	96.4%	+ 0.7%	95.9%	94.7%	- 1.3%
Days on Market Until Sale	157	190	+ 21.0%	147	177	+ 20.4%
Cumulative Days on Market Until Sale	157	224	+ 42.7%	164	214	+ 30.5%
Inventory of Homes for Sale	74	68	- 8.1%	--	--	--
Months Supply of Inventory	9.5	7.2	- 24.2%	--	--	--

* 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

