

Local Market Update for April 2018

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

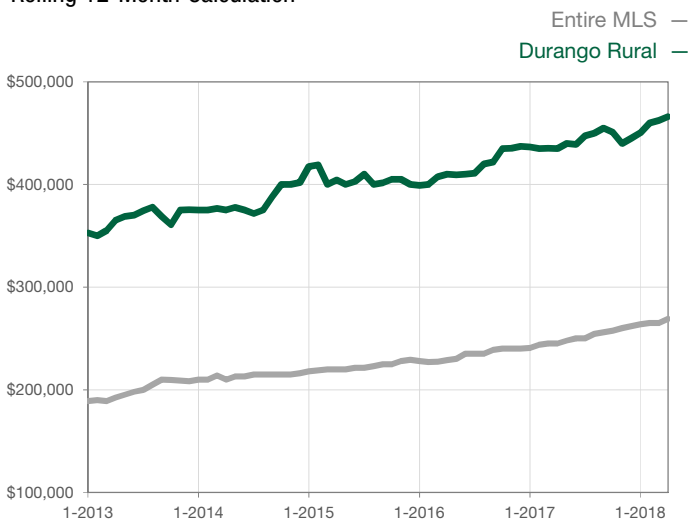
Single Family	April			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 04-2017	Thru 04-2018	Percent Change from Previous Year
Key Metrics						
New Listings	70	70	0.0%	196	204	+ 4.1%
Sold Listings	29	24	- 17.2%	107	95	- 11.2%
Median Sales Price*	\$463,000	\$569,500	+ 23.0%	\$410,000	\$490,000	+ 19.5%
Average Sales Price*	\$494,891	\$614,011	+ 24.1%	\$464,098	\$551,304	+ 18.8%
Percent of List Price Received*	98.1%	94.9%	- 3.3%	98.5%	96.6%	- 1.9%
Days on Market Until Sale	133	138	+ 3.8%	137	130	- 5.1%
Cumulative Days on Market Until Sale	166	169	+ 1.8%	175	183	+ 4.6%
Inventory of Homes for Sale	202	187	- 7.4%	--	--	--
Months Supply of Inventory	6.0	6.1	+ 1.7%	--	--	--

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

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	3	3	0.0%	14	23	+ 64.3%
Sold Listings	5	6	+ 20.0%	12	14	+ 16.7%
Median Sales Price*	\$327,500	\$202,250	- 38.2%	\$402,250	\$265,000	- 34.1%
Average Sales Price*	\$263,500	\$240,750	- 8.6%	\$410,992	\$310,314	- 24.5%
Percent of List Price Received*	98.4%	99.0%	+ 0.6%	98.4%	98.4%	0.0%
Days on Market Until Sale	88	60	- 31.8%	124	72	- 41.9%
Cumulative Days on Market Until Sale	88	60	- 31.8%	159	72	- 54.7%
Inventory of Homes for Sale	10	8	- 20.0%	--	--	--
Months Supply of Inventory	2.7	2.0	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

