

Local Market Update for May 2018

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

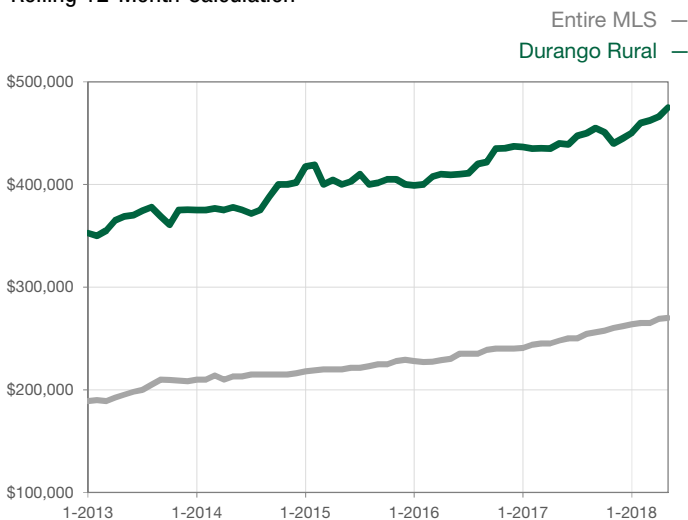
Key Metrics	May			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 05-2017	Thru 05-2018	Percent Change from Previous Year
New Listings	96	90	- 6.3%	292	297	+ 1.7%
Sold Listings	34	37	+ 8.8%	141	132	- 6.4%
Median Sales Price*	\$447,075	\$525,000	+ 17.4%	\$420,000	\$492,500	+ 17.3%
Average Sales Price*	\$465,890	\$551,254	+ 18.3%	\$464,530	\$551,290	+ 18.7%
Percent of List Price Received*	97.8%	98.3%	+ 0.5%	98.4%	97.1%	- 1.3%
Days on Market Until Sale	153	123	- 19.6%	141	128	- 9.2%
Cumulative Days on Market Until Sale	172	177	+ 2.9%	174	181	+ 4.0%
Inventory of Homes for Sale	243	235	- 3.3%	--	--	--
Months Supply of Inventory	7.1	7.6	+ 7.0%	--	--	--

* 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	May			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 05-2017	Thru 05-2018	Percent Change from Previous Year
New Listings	4	8	+ 100.0%	18	31	+ 72.2%
Sold Listings	2	8	+ 300.0%	14	22	+ 57.1%
Median Sales Price*	\$178,750	\$465,000	+ 160.1%	\$355,250	\$315,000	- 11.3%
Average Sales Price*	\$178,750	\$480,625	+ 168.9%	\$377,814	\$372,245	- 1.5%
Percent of List Price Received*	99.7%	97.6%	- 2.1%	98.6%	98.1%	- 0.5%
Days on Market Until Sale	77	141	+ 83.1%	117	97	- 17.1%
Cumulative Days on Market Until Sale	125	141	+ 12.8%	154	97	- 37.0%
Inventory of Homes for Sale	9	11	+ 22.2%	--	--	--
Months Supply of Inventory	2.5	2.5	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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

