

Local Market Update for July 2018

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

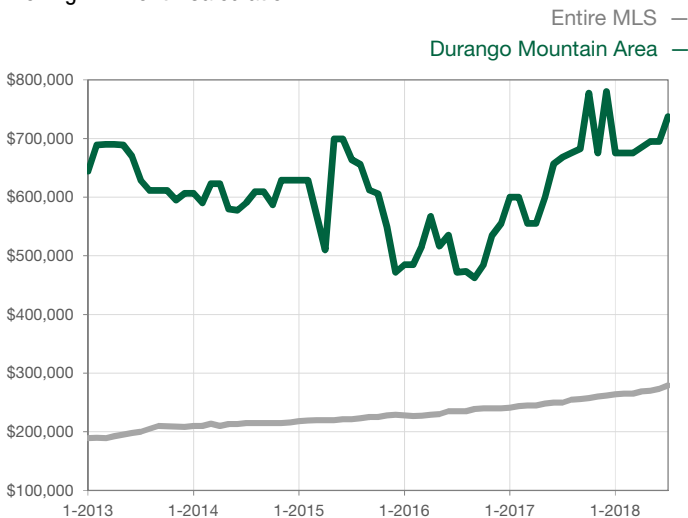
Single Family	July			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 07-2017	Thru 07-2018	Percent Change from Previous Year
Key Metrics						
New Listings	2	2	0.0%	26	31	+ 19.2%
Sold Listings	0	1	--	4	11	+ 175.0%
Median Sales Price*	\$0	\$815,000	--	\$771,500	\$695,000	- 9.9%
Average Sales Price*	\$0	\$815,000	--	\$937,813	\$762,805	- 18.7%
Percent of List Price Received*	0.0%	92.1%	--	96.5%	96.9%	+ 0.4%
Days on Market Until Sale	0	109	--	303	209	- 31.0%
Cumulative Days on Market Until Sale	0	109	--	444	209	- 52.9%
Inventory of Homes for Sale	37	35	- 5.4%	--	--	--
Months Supply of Inventory	15.6	19.3	+ 23.7%	--	--	--

* 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	July			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 07-2017	Thru 07-2018	Percent Change from Previous Year
Key Metrics						
New Listings	15	9	- 40.0%	105	74	- 29.5%
Sold Listings	10	9	- 10.0%	48	56	+ 16.7%
Median Sales Price*	\$191,750	\$310,000	+ 61.7%	\$211,000	\$154,750	- 26.7%
Average Sales Price*	\$193,440	\$290,133	+ 50.0%	\$251,719	\$208,298	- 17.2%
Percent of List Price Received*	95.3%	94.1%	- 1.3%	95.5%	94.8%	- 0.7%
Days on Market Until Sale	207	162	- 21.7%	181	168	- 7.2%
Cumulative Days on Market Until Sale	280	162	- 42.1%	206	193	- 6.3%
Inventory of Homes for Sale	76	63	- 17.1%	--	--	--
Months Supply of Inventory	9.5	6.7	- 29.5%	--	--	--

* 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

