

# Local Market Update for July 2018

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Rural

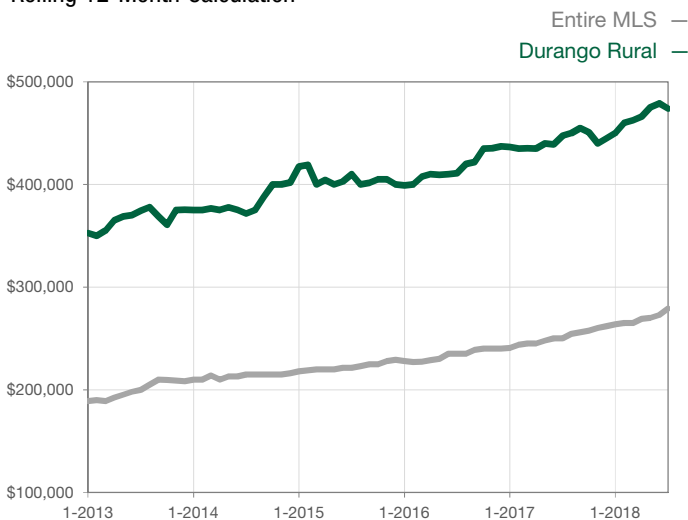
Single Family	July			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 07-2017	Thru 07-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	68	41	- 39.7%	440	400	- 9.1%
Sold Listings	36	33	- 8.3%	211	207	- 1.9%
Median Sales Price*	\$529,500	<b>\$480,000</b>	- 9.3%	\$435,000	<b>\$474,000</b>	+ 9.0%
Average Sales Price*	\$558,617	<b>\$524,003</b>	- 6.2%	\$481,521	<b>\$536,906</b>	+ 11.5%
Percent of List Price Received*	97.3%	<b>97.5%</b>	+ 0.2%	98.0%	<b>97.4%</b>	- 0.6%
Days on Market Until Sale	130	<b>101</b>	- 22.3%	133	<b>116</b>	- 12.8%
Cumulative Days on Market Until Sale	137	<b>108</b>	- 21.2%	159	<b>155</b>	- 2.5%
Inventory of Homes for Sale	293	<b>246</b>	- 16.0%	--	--	--
Months Supply of Inventory	9.1	<b>7.9</b>	- 13.2%	--	--	--

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

Townhouse-Condo	July			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 07-2017	Thru 07-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	8	6	- 25.0%	35	45	+ 28.6%
Sold Listings	2	3	+ 50.0%	23	27	+ 17.4%
Median Sales Price*	\$309,500	<b>\$309,000</b>	- 0.2%	\$335,000	<b>\$315,000</b>	- 6.0%
Average Sales Price*	\$309,500	<b>\$309,300</b>	- 0.1%	\$364,337	<b>\$377,196</b>	+ 3.5%
Percent of List Price Received*	97.7%	<b>99.0%</b>	+ 1.3%	98.6%	<b>98.4%</b>	- 0.2%
Days on Market Until Sale	306	<b>48</b>	- 84.3%	112	<b>88</b>	- 21.4%
Cumulative Days on Market Until Sale	352	<b>48</b>	- 86.4%	139	<b>88</b>	- 36.7%
Inventory of Homes for Sale	14	<b>19</b>	+ 35.7%	--	--	--
Months Supply of Inventory	3.7	<b>4.7</b>	+ 27.0%	--	--	--

\* 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

