

Local Market Update for August 2018

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

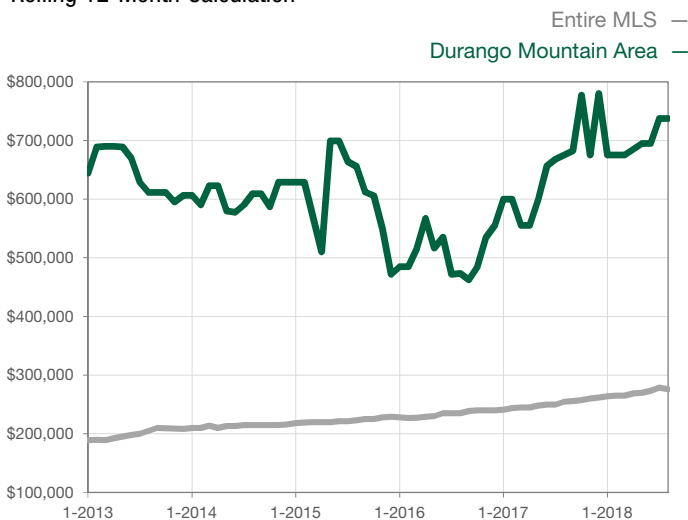
Single Family	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
Key Metrics						
New Listings	3	4	+ 33.3%	29	35	+ 20.7%
Sold Listings	0	2	--	4	13	+ 225.0%
Median Sales Price*	\$0	\$827,000	--	\$771,500	\$695,000	- 9.9%
Average Sales Price*	\$0	\$827,000	--	\$937,813	\$772,681	- 17.6%
Percent of List Price Received*	0.0%	76.8%	--	96.5%	93.8%	- 2.8%
Days on Market Until Sale	0	346	--	303	230	- 24.1%
Cumulative Days on Market Until Sale	0	346	--	444	230	- 48.2%
Inventory of Homes for Sale	35	33	- 5.7%	--	--	--
Months Supply of Inventory	16.3	18.0	+ 10.4%	--	--	--

* 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	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
Key Metrics						
New Listings	4	9	+ 125.0%	109	85	- 22.0%
Sold Listings	20	10	- 50.0%	68	66	- 2.9%
Median Sales Price*	\$241,500	\$173,250	- 28.3%	\$218,000	\$157,500	- 27.8%
Average Sales Price*	\$309,725	\$220,390	- 28.8%	\$268,779	\$210,130	- 21.8%
Percent of List Price Received*	95.5%	96.9%	+ 1.5%	95.5%	95.1%	- 0.4%
Days on Market Until Sale	131	115	- 12.2%	166	160	- 3.6%
Cumulative Days on Market Until Sale	131	104	- 20.6%	184	180	- 2.2%
Inventory of Homes for Sale	69	61	- 11.6%	--	--	--
Months Supply of Inventory	7.7	7.1	- 7.8%	--	--	--

* 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

