

Local Market Update for August 2018

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

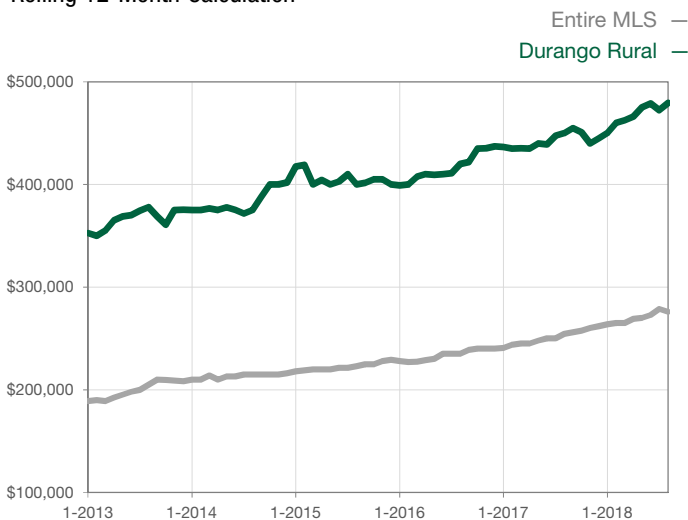
Key Metrics	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
New Listings	41	56	+ 36.6%	481	455	- 5.4%
Sold Listings	39	35	- 10.3%	250	241	- 3.6%
Median Sales Price*	\$460,000	\$499,900	+ 8.7%	\$437,000	\$480,000	+ 9.8%
Average Sales Price*	\$547,852	\$739,448	+ 35.0%	\$491,868	\$563,465	+ 14.6%
Percent of List Price Received*	97.8%	96.7%	- 1.1%	98.0%	97.3%	- 0.7%
Days on Market Until Sale	96	120	+ 25.0%	127	117	- 7.9%
Cumulative Days on Market Until Sale	116	160	+ 37.9%	152	156	+ 2.6%
Inventory of Homes for Sale	287	258	- 10.1%	--	--	--
Months Supply of Inventory	8.9	8.4	- 5.6%	--	--	--

* 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	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
New Listings	10	3	- 70.0%	45	48	+ 6.7%
Sold Listings	6	4	- 33.3%	29	31	+ 6.9%
Median Sales Price*	\$442,608	\$390,000	- 11.9%	\$369,500	\$315,000	- 14.7%
Average Sales Price*	\$467,325	\$393,725	- 15.7%	\$385,645	\$379,329	- 1.6%
Percent of List Price Received*	100.2%	98.3%	- 1.9%	98.9%	98.4%	- 0.5%
Days on Market Until Sale	137	118	- 13.9%	117	92	- 21.4%
Cumulative Days on Market Until Sale	137	165	+ 20.4%	138	98	- 29.0%
Inventory of Homes for Sale	19	18	- 5.3%	--	--	--
Months Supply of Inventory	4.7	4.6	- 2.1%	--	--	--

* 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

