

Local Market Update for September 2018

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

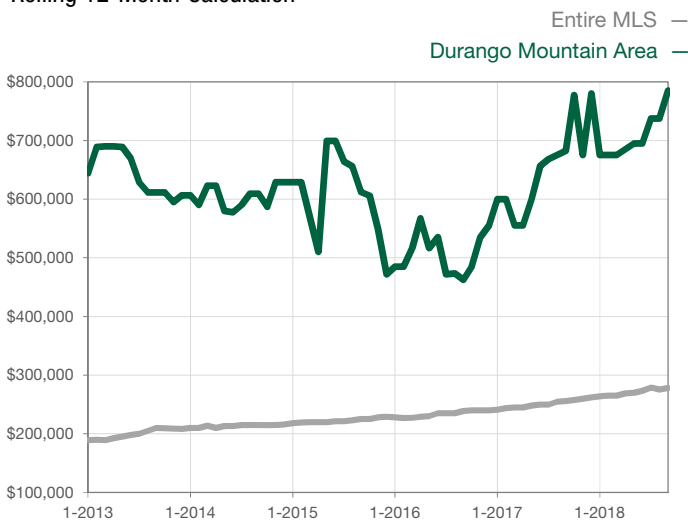
Single Family	September			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 09-2017	Thru 09-2018	Percent Change from Previous Year
Key Metrics						
New Listings	5	3	- 40.0%	34	39	+ 14.7%
Sold Listings	2	8	+ 300.0%	6	21	+ 250.0%
Median Sales Price*	\$987,500	\$792,000	- 19.8%	\$771,500	\$790,000	+ 2.4%
Average Sales Price*	\$987,500	\$1,208,625	+ 22.4%	\$954,375	\$938,755	- 1.6%
Percent of List Price Received*	92.8%	93.6%	+ 0.9%	95.3%	93.8%	- 1.6%
Days on Market Until Sale	141	204	+ 44.7%	249	220	- 11.6%
Cumulative Days on Market Until Sale	141	233	+ 65.2%	343	231	- 32.7%
Inventory of Homes for Sale	32	31	- 3.1%	--	--	--
Months Supply of Inventory	14.0	13.3	- 5.0%	--	--	--

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

Townhouse-Condo	September			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 09-2017	Thru 09-2018	Percent Change from Previous Year
Key Metrics						
New Listings	13	6	- 53.8%	122	92	- 24.6%
Sold Listings	9	8	- 11.1%	77	74	- 3.9%
Median Sales Price*	\$284,500	\$392,500	+ 38.0%	\$219,000	\$179,500	- 18.0%
Average Sales Price*	\$440,978	\$406,875	- 7.7%	\$288,906	\$231,400	- 19.9%
Percent of List Price Received*	96.8%	95.0%	- 1.9%	95.6%	95.1%	- 0.5%
Days on Market Until Sale	239	125	- 47.7%	175	157	- 10.3%
Cumulative Days on Market Until Sale	258	146	- 43.4%	192	177	- 7.8%
Inventory of Homes for Sale	60	59	- 1.7%	--	--	--
Months Supply of Inventory	6.7	6.9	+ 3.0%	--	--	--

* 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

