

# Local Market Update for October 2018

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango In Town

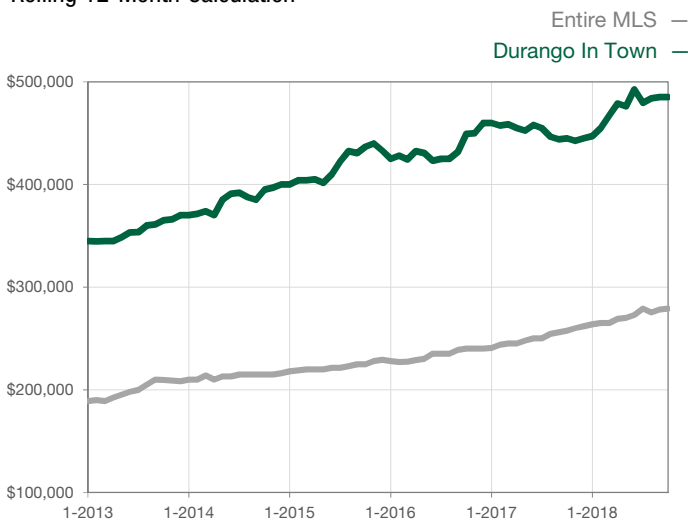
Single Family	October			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	17	29	+ 70.6%	234	260	+ 11.1%
Sold Listings	14	18	+ 28.6%	162	158	- 2.5%
Median Sales Price*	\$540,000	<b>\$562,450</b>	+ 4.2%	\$440,000	<b>\$485,000</b>	+ 10.2%
Average Sales Price*	\$555,540	<b>\$566,591</b>	+ 2.0%	\$511,848	<b>\$535,290</b>	+ 4.6%
Percent of List Price Received*	97.9%	<b>97.5%</b>	- 0.4%	98.0%	<b>97.5%</b>	- 0.5%
Days on Market Until Sale	75	101	+ 34.7%	115	102	- 11.3%
Cumulative Days on Market Until Sale	102	123	+ 20.6%	131	110	- 16.0%
Inventory of Homes for Sale	78	81	+ 3.8%	--	--	--
Months Supply of Inventory	5.0	5.3	+ 6.0%	--	--	--

\* 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	October			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	10	11	+ 10.0%	203	226	+ 11.3%
Sold Listings	16	13	- 18.8%	165	161	- 2.4%
Median Sales Price*	\$337,500	<b>\$326,000</b>	- 3.4%	\$311,180	<b>\$325,000</b>	+ 4.4%
Average Sales Price*	\$337,411	<b>\$337,703</b>	+ 0.1%	\$335,722	<b>\$335,383</b>	- 0.1%
Percent of List Price Received*	98.6%	<b>97.9%</b>	- 0.7%	99.0%	<b>98.2%</b>	- 0.8%
Days on Market Until Sale	156	116	- 25.6%	114	116	+ 1.8%
Cumulative Days on Market Until Sale	140	116	- 17.1%	118	124	+ 5.1%
Inventory of Homes for Sale	52	67	+ 28.8%	--	--	--
Months Supply of Inventory	3.3	4.3	+ 30.3%	--	--	--

\* 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

