

Local Market Update for October 2018

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

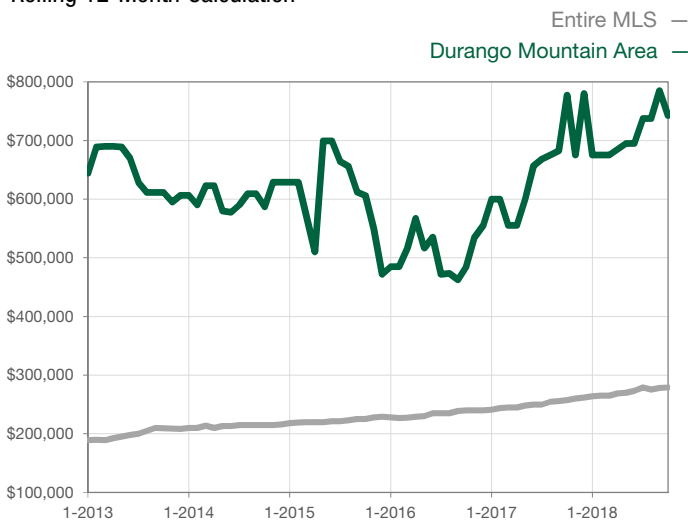
Single Family	October			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
Key Metrics						
New Listings	6	2	- 66.7%	40	41	+ 2.5%
Sold Listings	2	2	0.0%	8	23	+ 187.5%
Median Sales Price*	\$852,500	\$1,369,250	+ 60.6%	\$824,000	\$790,000	- 4.1%
Average Sales Price*	\$852,500	\$1,369,250	+ 60.6%	\$928,906	\$976,189	+ 5.1%
Percent of List Price Received*	95.1%	94.8%	- 0.3%	95.2%	93.8%	- 1.5%
Days on Market Until Sale	259	315	+ 21.6%	251	228	- 9.2%
Cumulative Days on Market Until Sale	472	46	- 90.3%	361	223	- 38.2%
Inventory of Homes for Sale	32	29	- 9.4%	--	--	--
Months Supply of Inventory	16.0	12.4	- 22.5%	--	--	--

* 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
Key Metrics						
New Listings	12	15	+ 25.0%	134	109	- 18.7%
Sold Listings	14	13	- 7.1%	91	88	- 3.3%
Median Sales Price*	\$116,950	\$210,000	+ 79.6%	\$187,900	\$179,500	- 4.5%
Average Sales Price*	\$151,493	\$232,115	+ 53.2%	\$267,766	\$230,103	- 14.1%
Percent of List Price Received*	94.7%	96.9%	+ 2.3%	95.5%	95.3%	- 0.2%
Days on Market Until Sale	140	111	- 20.7%	169	148	- 12.4%
Cumulative Days on Market Until Sale	144	111	- 22.9%	185	165	- 10.8%
Inventory of Homes for Sale	59	57	- 3.4%	--	--	--
Months Supply of Inventory	6.6	6.7	+ 1.5%	--	--	--

* 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

