

Local Market Update for October 2018

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

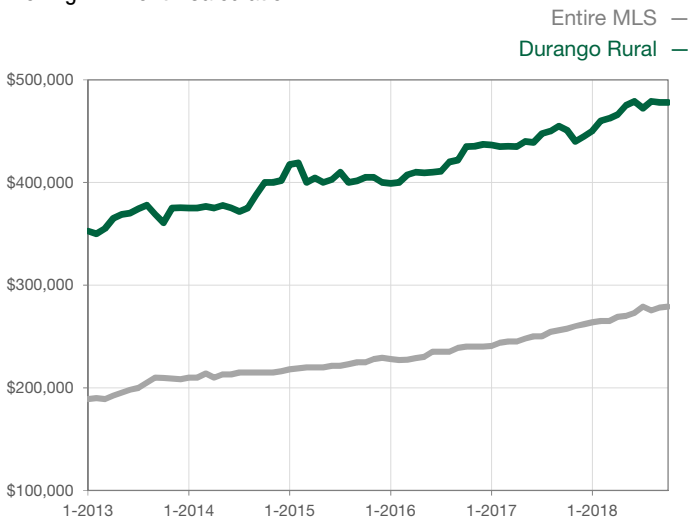
Key Metrics	October			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
New Listings	46	31	- 32.6%	575	533	- 7.3%
Sold Listings	30	38	+ 26.7%	306	301	- 1.6%
Median Sales Price*	\$538,750	\$536,250	- 0.5%	\$445,000	\$487,500	+ 9.6%
Average Sales Price*	\$598,592	\$534,451	- 10.7%	\$512,834	\$535,422	+ 4.4%
Percent of List Price Received*	95.3%	97.0%	+ 1.8%	97.7%	97.2%	- 0.5%
Days on Market Until Sale	127	148	+ 16.5%	130	123	- 5.4%
Cumulative Days on Market Until Sale	139	161	+ 15.8%	152	159	+ 4.6%
Inventory of Homes for Sale	277	233	- 15.9%	--	--	--
Months Supply of Inventory	8.9	7.5	- 15.7%	--	--	--

* 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	October			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
New Listings	2	2	0.0%	48	50	+ 4.2%
Sold Listings	4	5	+ 25.0%	36	39	+ 8.3%
Median Sales Price*	\$443,875	\$120,000	- 73.0%	\$391,375	\$315,000	- 19.5%
Average Sales Price*	\$411,522	\$250,800	- 39.1%	\$398,744	\$361,492	- 9.3%
Percent of List Price Received*	96.9%	95.4%	- 1.5%	98.6%	98.0%	- 0.6%
Days on Market Until Sale	133	175	+ 31.6%	115	113	- 1.7%
Cumulative Days on Market Until Sale	160	175	+ 9.4%	134	118	- 11.9%
Inventory of Homes for Sale	15	11	- 26.7%	--	--	--
Months Supply of Inventory	4.1	2.8	- 31.7%	--	--	--

* 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

