

# Local Market Update for November 2018

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Mountain Area

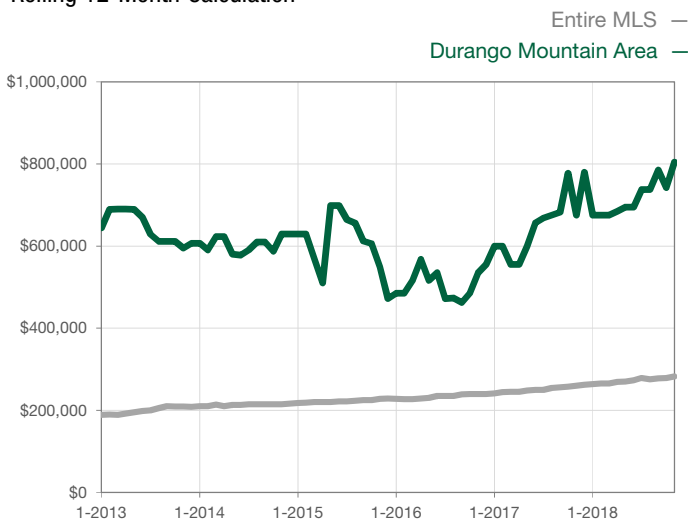
Single Family	November			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 11-2017	Thru 11-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	1	2	+ 100.0%	41	43	+ 4.9%
Sold Listings	3	3	0.0%	11	26	+ 136.4%
Median Sales Price*	\$675,000	<b>\$1,340,000</b>	+ 98.5%	\$780,000	<b>\$804,500</b>	+ 3.1%
Average Sales Price*	\$1,058,333	<b>\$1,220,000</b>	+ 15.3%	\$964,205	<b>\$1,004,321</b>	+ 4.2%
Percent of List Price Received*	83.3%	<b>90.4%</b>	+ 8.5%	92.0%	<b>93.5%</b>	+ 1.6%
Days on Market Until Sale	327	<b>289</b>	- 11.6%	272	<b>235</b>	- 13.6%
Cumulative Days on Market Until Sale	264	<b>538</b>	+ 103.8%	339	<b>261</b>	- 23.0%
Inventory of Homes for Sale	29	<b>26</b>	- 10.3%	--	--	--
Months Supply of Inventory	13.5	<b>11.1</b>	- 17.8%	--	--	--

\* 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	November			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 11-2017	Thru 11-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	15	14	- 6.7%	149	124	- 16.8%
Sold Listings	10	9	- 10.0%	101	97	- 4.0%
Median Sales Price*	\$262,000	<b>\$168,000</b>	- 35.9%	\$210,000	<b>\$175,000</b>	- 16.7%
Average Sales Price*	\$260,600	<b>\$305,744</b>	+ 17.3%	\$267,056	<b>\$237,122</b>	- 11.2%
Percent of List Price Received*	93.4%	<b>96.8%</b>	+ 3.6%	95.3%	<b>95.5%</b>	+ 0.2%
Days on Market Until Sale	203	<b>156</b>	- 23.2%	173	<b>149</b>	- 13.9%
Cumulative Days on Market Until Sale	276	<b>156</b>	- 43.5%	194	<b>164</b>	- 15.5%
Inventory of Homes for Sale	70	<b>58</b>	- 17.1%	--	--	--
Months Supply of Inventory	7.8	<b>6.9</b>	- 11.5%	--	--	--

\* 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

