

Local Market Update for November 2018

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

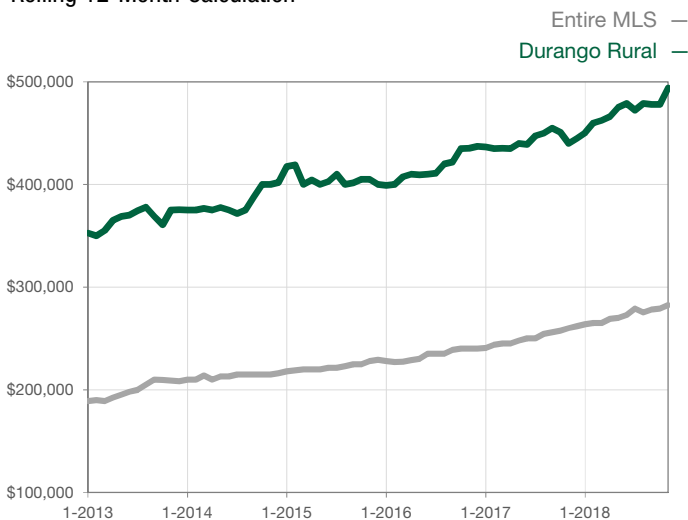
Key Metrics	November			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 11-2017	Thru 11-2018	Percent Change from Previous Year
New Listings	29	26	- 10.3%	604	560	- 7.3%
Sold Listings	35	29	- 17.1%	341	330	- 3.2%
Median Sales Price*	\$400,000	\$579,000	+ 44.8%	\$440,000	\$494,900	+ 12.5%
Average Sales Price*	\$455,883	\$874,363	+ 91.8%	\$506,989	\$565,208	+ 11.5%
Percent of List Price Received*	95.2%	95.7%	+ 0.5%	97.4%	97.0%	- 0.4%
Days on Market Until Sale	145	173	+ 19.3%	131	128	- 2.3%
Cumulative Days on Market Until Sale	150	251	+ 67.3%	152	168	+ 10.5%
Inventory of Homes for Sale	230	197	- 14.3%	--	--	--
Months Supply of Inventory	7.4	6.4	- 13.5%	--	--	--

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

Key Metrics	November			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 11-2017	Thru 11-2018	Percent Change from Previous Year
New Listings	2	7	+ 250.0%	50	57	+ 14.0%
Sold Listings	3	5	+ 66.7%	39	44	+ 12.8%
Median Sales Price*	\$274,000	\$412,500	+ 50.5%	\$375,000	\$328,000	- 12.5%
Average Sales Price*	\$375,933	\$548,900	+ 46.0%	\$396,989	\$382,788	- 3.6%
Percent of List Price Received*	98.9%	98.2%	- 0.7%	98.7%	98.0%	- 0.7%
Days on Market Until Sale	125	84	- 32.8%	115	110	- 4.3%
Cumulative Days on Market Until Sale	125	84	- 32.8%	134	114	- 14.9%
Inventory of Homes for Sale	11	13	+ 18.2%	--	--	--
Months Supply of Inventory	3.1	3.1	0.0%	--	--	--

* 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

