

# Local Market Update for December 2018

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Rural

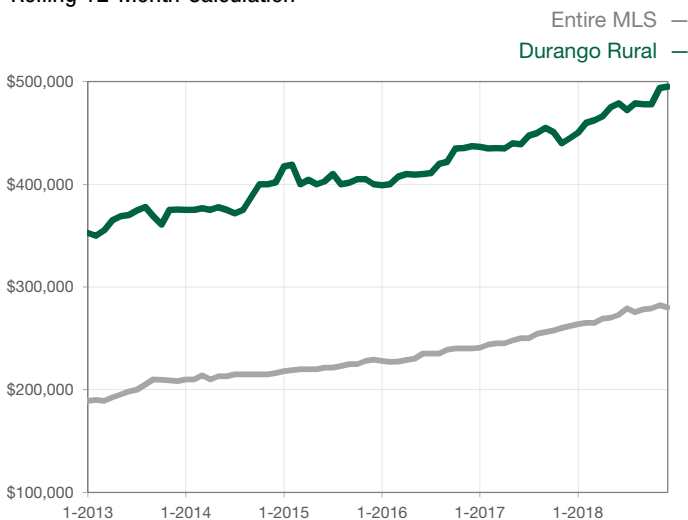
Single Family	December			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	26	17	- 34.6%	631	578	- 8.4%
Sold Listings	38	29	- 23.7%	379	359	- 5.3%
Median Sales Price*	\$490,500	<b>\$525,105</b>	+ 7.1%	\$445,000	<b>\$495,000</b>	+ 11.2%
Average Sales Price*	\$576,309	<b>\$615,554</b>	+ 6.8%	\$513,939	<b>\$569,275</b>	+ 10.8%
Percent of List Price Received*	96.4%	<b>97.2%</b>	+ 0.8%	97.3%	<b>97.1%</b>	- 0.2%
Days on Market Until Sale	149	<b>168</b>	+ 12.8%	133	<b>131</b>	- 1.5%
Cumulative Days on Market Until Sale	198	<b>175</b>	- 11.6%	157	<b>168</b>	+ 7.0%
Inventory of Homes for Sale	184	<b>165</b>	- 10.3%	--	--	--
Months Supply of Inventory	5.8	<b>5.5</b>	- 5.2%	--	--	--

\* 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	December			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	3	2	- 33.3%	53	59	+ 11.3%
Sold Listings	6	1	- 83.3%	45	45	0.0%
Median Sales Price*	\$279,750	<b>\$532,000</b>	+ 90.2%	\$341,000	<b>\$329,000</b>	- 3.5%
Average Sales Price*	\$281,233	<b>\$532,000</b>	+ 89.2%	\$381,555	<b>\$386,104</b>	+ 1.2%
Percent of List Price Received*	96.7%	<b>98.7%</b>	+ 2.1%	98.4%	<b>98.0%</b>	- 0.4%
Days on Market Until Sale	181	<b>24</b>	- 86.7%	124	<b>108</b>	- 12.9%
Cumulative Days on Market Until Sale	181	<b>24</b>	- 86.7%	140	<b>112</b>	- 20.0%
Inventory of Homes for Sale	12	<b>14</b>	+ 16.7%	--	--	--
Months Supply of Inventory	3.2	<b>3.7</b>	+ 15.6%	--	--	--

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

