

Local Market Update for February 2019

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

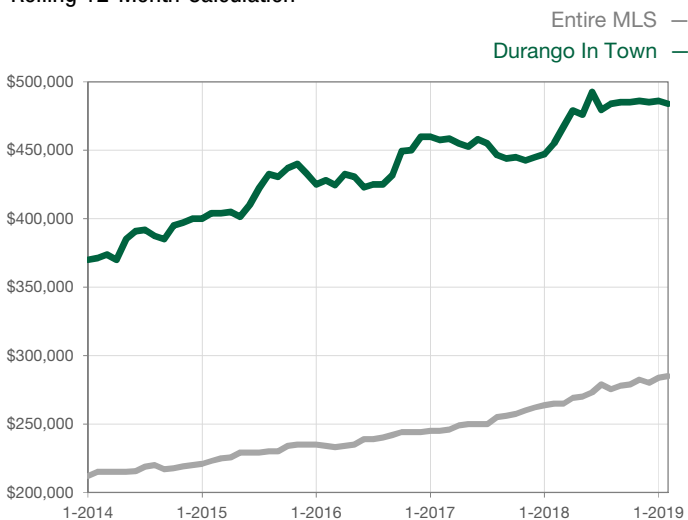
Key Metrics	February			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
New Listings	17	15	- 11.8%	31	25	- 19.4%
Sold Listings	8	5	- 37.5%	15	13	- 13.3%
Median Sales Price*	\$624,500	\$478,000	- 23.5%	\$610,000	\$499,500	- 18.1%
Average Sales Price*	\$674,300	\$481,380	- 28.6%	\$673,420	\$548,569	- 18.5%
Percent of List Price Received*	96.3%	98.5%	+ 2.3%	97.1%	97.4%	+ 0.3%
Days on Market Until Sale	167	139	- 16.8%	132	108	- 18.2%
Cumulative Days on Market Until Sale	167	139	- 16.8%	132	138	+ 4.5%
Inventory of Homes for Sale	53	61	+ 15.1%	--	--	--
Months Supply of Inventory	3.5	4.0	+ 14.3%	--	--	--

* 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	February			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
New Listings	14	19	+ 35.7%	31	33	+ 6.5%
Sold Listings	11	9	- 18.2%	24	23	- 4.2%
Median Sales Price*	\$262,500	\$339,900	+ 29.5%	\$312,000	\$333,000	+ 6.7%
Average Sales Price*	\$284,727	\$392,200	+ 37.7%	\$294,558	\$326,126	+ 10.7%
Percent of List Price Received*	98.9%	98.6%	- 0.3%	98.5%	98.2%	- 0.3%
Days on Market Until Sale	84	200	+ 138.1%	92	151	+ 64.1%
Cumulative Days on Market Until Sale	98	200	+ 104.1%	98	160	+ 63.3%
Inventory of Homes for Sale	47	59	+ 25.5%	--	--	--
Months Supply of Inventory	3.0	3.7	+ 23.3%	--	--	--

* 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

