

# Local Market Update for May 2019

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango In Town

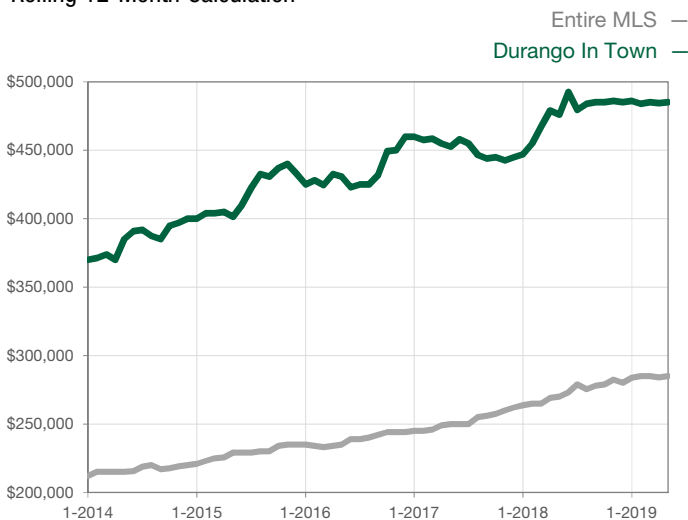
Single Family	May			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 05-2018	Thru 05-2019	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	40	25	- 37.5%	116	111	- 4.3%
Sold Listings	19	14	- 26.3%	61	53	- 13.1%
Median Sales Price*	\$422,400	<b>\$448,000</b>	+ 6.1%	\$487,000	<b>\$485,000</b>	- 0.4%
Average Sales Price*	\$493,677	<b>\$508,625</b>	+ 3.0%	\$565,664	<b>\$537,076</b>	- 5.1%
Percent of List Price Received*	98.2%	<b>97.6%</b>	- 0.6%	97.6%	<b>97.4%</b>	- 0.2%
Days on Market Until Sale	105	<b>162</b>	+ 54.3%	129	<b>137</b>	+ 6.2%
Cumulative Days on Market Until Sale	113	<b>162</b>	+ 43.4%	136	<b>146</b>	+ 7.4%
Inventory of Homes for Sale	69	<b>84</b>	+ 21.7%	--	--	--
Months Supply of Inventory	4.8	<b>5.7</b>	+ 18.8%	--	--	--

\* 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	May			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 05-2018	Thru 05-2019	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	31	38	+ 22.6%	116	121	+ 4.3%
Sold Listings	21	11	- 47.6%	66	73	+ 10.6%
Median Sales Price*	\$339,000	<b>\$314,900</b>	- 7.1%	\$315,000	<b>\$319,550</b>	+ 1.4%
Average Sales Price*	\$353,405	<b>\$341,264</b>	- 3.4%	\$333,892	<b>\$341,512</b>	+ 2.3%
Percent of List Price Received*	98.4%	<b>98.4%</b>	0.0%	98.7%	<b>98.4%</b>	- 0.3%
Days on Market Until Sale	160	<b>61</b>	- 61.9%	128	<b>136</b>	+ 6.3%
Cumulative Days on Market Until Sale	175	<b>61</b>	- 65.1%	140	<b>147</b>	+ 5.0%
Inventory of Homes for Sale	82	<b>79</b>	- 3.7%	--	--	--
Months Supply of Inventory	5.3	<b>4.8</b>	- 9.4%	--	--	--

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



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

