

Local Market Update for August 2019

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

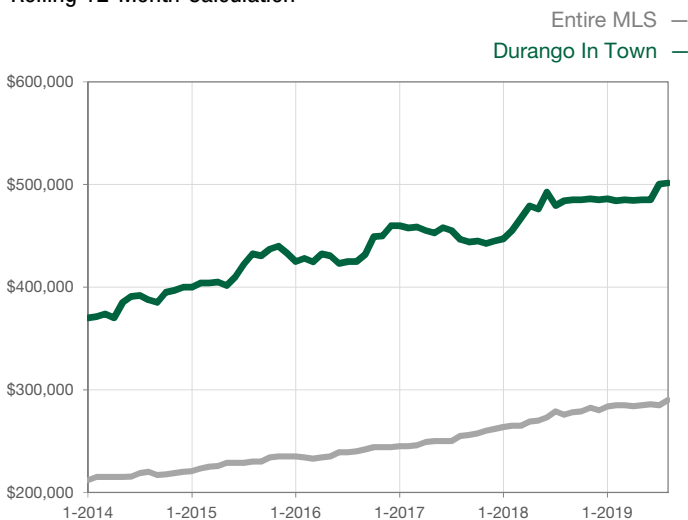
Key Metrics	August			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
New Listings	27	30	+ 11.1%	213	196	- 8.0%
Sold Listings	23	14	- 39.1%	128	100	- 21.9%
Median Sales Price*	\$480,500	\$467,500	- 2.7%	\$478,500	\$487,000	+ 1.8%
Average Sales Price*	\$506,574	\$519,179	+ 2.5%	\$533,283	\$552,612	+ 3.6%
Percent of List Price Received*	97.2%	97.8%	+ 0.6%	97.5%	97.6%	+ 0.1%
Days on Market Until Sale	80	134	+ 67.5%	105	129	+ 22.9%
Cumulative Days on Market Until Sale	80	134	+ 67.5%	111	135	+ 21.6%
Inventory of Homes for Sale	83	98	+ 18.1%	--	--	--
Months Supply of Inventory	5.3	7.5	+ 41.5%	--	--	--

* 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	August			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
New Listings	25	23	- 8.0%	195	210	+ 7.7%
Sold Listings	28	11	- 60.7%	134	141	+ 5.2%
Median Sales Price*	\$370,913	\$275,000	- 25.9%	\$325,000	\$325,000	0.0%
Average Sales Price*	\$350,083	\$315,446	- 9.9%	\$337,251	\$340,964	+ 1.1%
Percent of List Price Received*	97.7%	98.6%	+ 0.9%	98.5%	98.4%	- 0.1%
Days on Market Until Sale	99	59	- 40.4%	118	124	+ 5.1%
Cumulative Days on Market Until Sale	99	59	- 40.4%	126	136	+ 7.9%
Inventory of Homes for Sale	87	95	+ 9.2%	--	--	--
Months Supply of Inventory	5.7	5.8	+ 1.8%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

