

# Local Market Update for February 2019

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Mountain Area

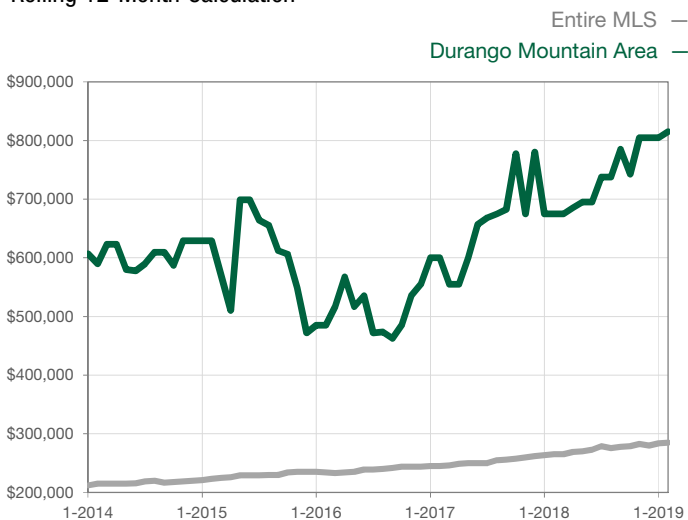
Single Family	February			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	2	2	0.0%	5	5	0.0%
Sold Listings	2	1	- 50.0%	3	2	- 33.3%
Median Sales Price*	\$476,500	<b>\$498,000</b>	+ 4.5%	\$612,850	<b>\$554,000</b>	- 9.6%
Average Sales Price*	\$476,500	<b>\$498,000</b>	+ 4.5%	\$521,950	<b>\$554,000</b>	+ 6.1%
Percent of List Price Received*	98.0%	<b>100.0%</b>	+ 2.0%	97.8%	<b>97.0%</b>	- 0.8%
Days on Market Until Sale	19	<b>143</b>	+ 652.6%	192	<b>110</b>	- 42.7%
Cumulative Days on Market Until Sale	19	<b>143</b>	+ 652.6%	192	<b>110</b>	- 42.7%
Inventory of Homes for Sale	26	<b>18</b>	- 30.8%	--	--	--
Months Supply of Inventory	14.9	<b>7.9</b>	- 47.0%	--	--	--

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

Townhouse-Condo	February			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	13	15	+ 15.4%	21	30	+ 42.9%
Sold Listings	9	9	0.0%	15	15	0.0%
Median Sales Price*	\$152,500	<b>\$135,000</b>	- 11.5%	\$140,000	<b>\$168,000</b>	+ 20.0%
Average Sales Price*	\$216,500	<b>\$160,222</b>	- 26.0%	\$212,933	<b>\$193,167</b>	- 9.3%
Percent of List Price Received*	93.9%	<b>95.6%</b>	+ 1.8%	92.9%	<b>95.1%</b>	+ 2.4%
Days on Market Until Sale	96	<b>80</b>	- 16.7%	169	<b>115</b>	- 32.0%
Cumulative Days on Market Until Sale	204	<b>80</b>	- 60.8%	223	<b>115</b>	- 48.4%
Inventory of Homes for Sale	67	<b>63</b>	- 6.0%	--	--	--
Months Supply of Inventory	7.7	<b>7.2</b>	- 6.5%	--	--	--

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



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

