

Local Market Update for August 2019

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

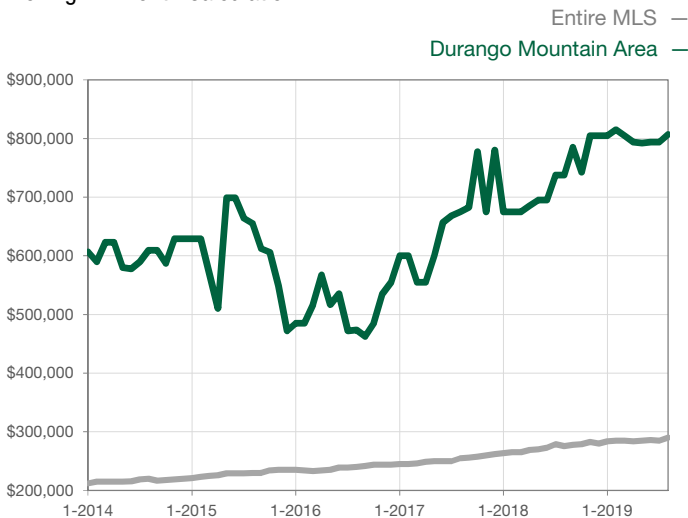
Single Family	August			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
Key Metrics						
New Listings	4	2	- 50.0%	36	41	+ 13.9%
Sold Listings	2	5	+ 150.0%	13	11	- 15.4%
Median Sales Price*	\$827,000	\$950,000	+ 14.9%	\$695,000	\$685,000	- 1.4%
Average Sales Price*	\$827,000	\$865,600	+ 4.7%	\$772,681	\$801,364	+ 3.7%
Percent of List Price Received*	76.8%	97.4%	+ 26.8%	93.8%	96.6%	+ 3.0%
Days on Market Until Sale	346	184	- 46.8%	230	122	- 47.0%
Cumulative Days on Market Until Sale	346	184	- 46.8%	230	149	- 35.2%
Inventory of Homes for Sale	34	30	- 11.8%	--	--	--
Months Supply of Inventory	18.5	11.3	- 38.9%	--	--	--

* 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	August			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
Key Metrics						
New Listings	13	10	- 23.1%	89	119	+ 33.7%
Sold Listings	10	10	0.0%	66	79	+ 19.7%
Median Sales Price*	\$173,250	\$190,000	+ 9.7%	\$157,500	\$215,000	+ 36.5%
Average Sales Price*	\$220,390	\$285,290	+ 29.4%	\$210,130	\$268,615	+ 27.8%
Percent of List Price Received*	96.9%	97.0%	+ 0.1%	95.1%	96.1%	+ 1.1%
Days on Market Until Sale	115	118	+ 2.6%	160	124	- 22.5%
Cumulative Days on Market Until Sale	104	118	+ 13.5%	180	143	- 20.6%
Inventory of Homes for Sale	66	60	- 9.1%	--	--	--
Months Supply of Inventory	7.7	6.1	- 20.8%	--	--	--

* 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

