

Local Market Update for September 2019

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

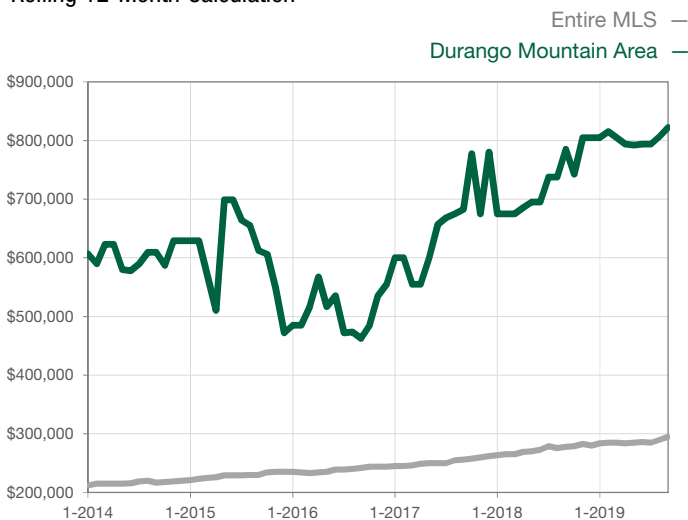
Key Metrics	September			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 09-2018	Thru 09-2019	Percent Change from Previous Year
New Listings	4	5	+ 25.0%	40	46	+ 15.0%
Sold Listings	8	2	- 75.0%	21	13	- 38.1%
Median Sales Price*	\$792,000	\$604,500	- 23.7%	\$790,000	\$685,000	- 13.3%
Average Sales Price*	\$1,208,625	\$604,500	- 50.0%	\$938,755	\$771,077	- 17.9%
Percent of List Price Received*	93.6%	91.0%	- 2.8%	93.8%	95.7%	+ 2.0%
Days on Market Until Sale	204	82	- 59.8%	220	116	- 47.3%
Cumulative Days on Market Until Sale	233	82	- 64.8%	231	138	- 40.3%
Inventory of Homes for Sale	32	31	- 3.1%	--	--	--
Months Supply of Inventory	13.7	15.5	+ 13.1%	--	--	--

* 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	September			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 09-2018	Thru 09-2019	Percent Change from Previous Year
New Listings	6	6	0.0%	95	125	+ 31.6%
Sold Listings	9	17	+ 88.9%	75	96	+ 28.0%
Median Sales Price*	\$375,000	\$200,000	- 46.7%	\$175,000	\$207,500	+ 18.6%
Average Sales Price*	\$373,667	\$322,435	- 13.7%	\$229,755	\$278,145	+ 21.1%
Percent of List Price Received*	94.6%	95.7%	+ 1.2%	95.1%	96.0%	+ 0.9%
Days on Market Until Sale	113	115	+ 1.8%	155	122	- 21.3%
Cumulative Days on Market Until Sale	132	183	+ 38.6%	175	150	- 14.3%
Inventory of Homes for Sale	61	53	- 13.1%	--	--	--
Months Supply of Inventory	7.1	5.0	- 29.6%	--	--	--

* 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

