

Local Market Update for April 2019

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

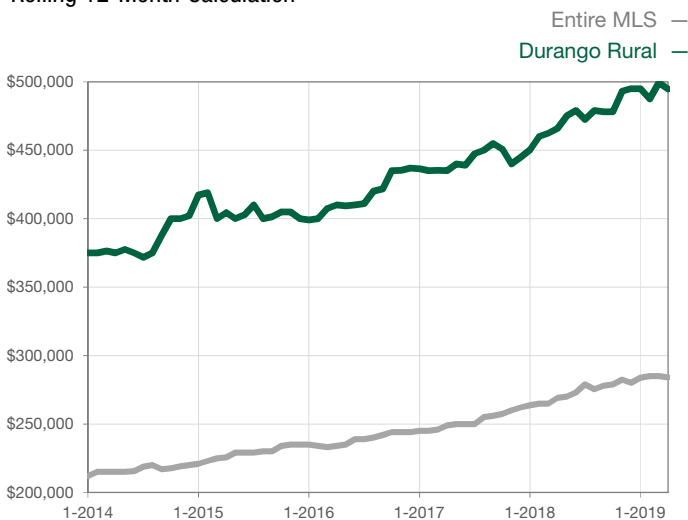
Single Family	April			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 04-2018	Thru 04-2019	Percent Change from Previous Year
Key Metrics						
New Listings	73	70	- 4.1%	207	164	- 20.8%
Sold Listings	24	29	+ 20.8%	95	87	- 8.4%
Median Sales Price*	\$569,500	\$510,000	- 10.4%	\$490,000	\$477,450	- 2.6%
Average Sales Price*	\$614,011	\$607,381	- 1.1%	\$551,304	\$541,554	- 1.8%
Percent of List Price Received*	94.9%	96.8%	+ 2.0%	96.6%	97.1%	+ 0.5%
Days on Market Until Sale	138	155	+ 12.3%	130	150	+ 15.4%
Cumulative Days on Market Until Sale	169	221	+ 30.8%	183	177	- 3.3%
Inventory of Homes for Sale	201	162	- 19.4%	--	--	--
Months Supply of Inventory	6.6	5.6	- 15.2%	--	--	--

* 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	April			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 04-2018	Thru 04-2019	Percent Change from Previous Year
Key Metrics						
New Listings	3	8	+ 166.7%	22	17	- 22.7%
Sold Listings	6	3	- 50.0%	14	10	- 28.6%
Median Sales Price*	\$202,250	\$683,500	+ 237.9%	\$265,000	\$310,450	+ 17.2%
Average Sales Price*	\$240,750	\$575,467	+ 139.0%	\$310,314	\$379,340	+ 22.2%
Percent of List Price Received*	99.0%	99.2%	+ 0.2%	98.4%	98.3%	- 0.1%
Days on Market Until Sale	60	115	+ 91.7%	72	99	+ 37.5%
Cumulative Days on Market Until Sale	60	115	+ 91.7%	72	99	+ 37.5%
Inventory of Homes for Sale	11	14	+ 27.3%	--	--	--
Months Supply of Inventory	2.8	4.1	+ 46.4%	--	--	--

* 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

