

Local Market Update for October 2019

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

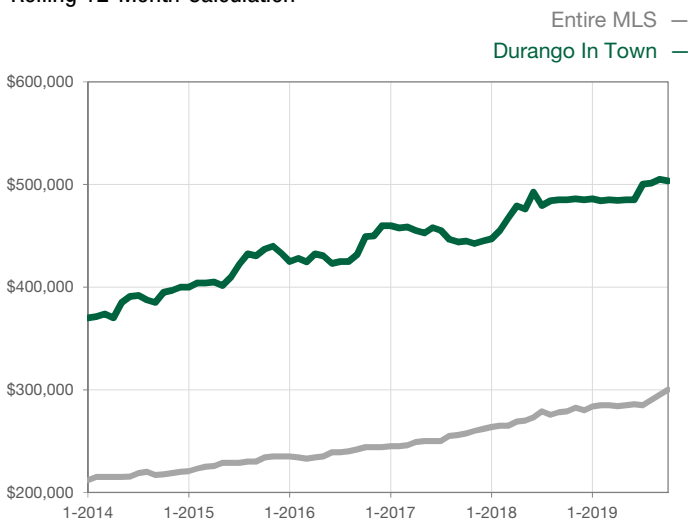
Single Family	October			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
Key Metrics						
New Listings	29	33	+ 13.8%	260	269	+ 3.5%
Sold Listings	18	20	+ 11.1%	158	142	- 10.1%
Median Sales Price*	\$562,450	\$512,750	- 8.8%	\$485,000	\$504,250	+ 4.0%
Average Sales Price*	\$566,591	\$575,559	+ 1.6%	\$535,290	\$565,668	+ 5.7%
Percent of List Price Received*	97.5%	97.6%	+ 0.1%	97.5%	97.5%	0.0%
Days on Market Until Sale	101	124	+ 22.8%	102	131	+ 28.4%
Cumulative Days on Market Until Sale	123	134	+ 8.9%	110	139	+ 26.4%
Inventory of Homes for Sale	81	124	+ 53.1%	--	--	--
Months Supply of Inventory	5.3	8.8	+ 66.0%	--	--	--

* 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	October			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
Key Metrics						
New Listings	13	18	+ 38.5%	228	245	+ 7.5%
Sold Listings	13	6	- 53.8%	161	163	+ 1.2%
Median Sales Price*	\$326,000	\$440,000	+ 35.0%	\$325,000	\$325,000	0.0%
Average Sales Price*	\$337,703	\$525,417	+ 55.6%	\$336,004	\$348,291	+ 3.7%
Percent of List Price Received*	97.9%	97.2%	- 0.7%	98.4%	98.4%	0.0%
Days on Market Until Sale	116	94	- 19.0%	116	124	+ 6.9%
Cumulative Days on Market Until Sale	116	94	- 19.0%	124	136	+ 9.7%
Inventory of Homes for Sale	70	89	+ 27.1%	--	--	--
Months Supply of Inventory	4.5	5.5	+ 22.2%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

