

Local Market Update for October 2019

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

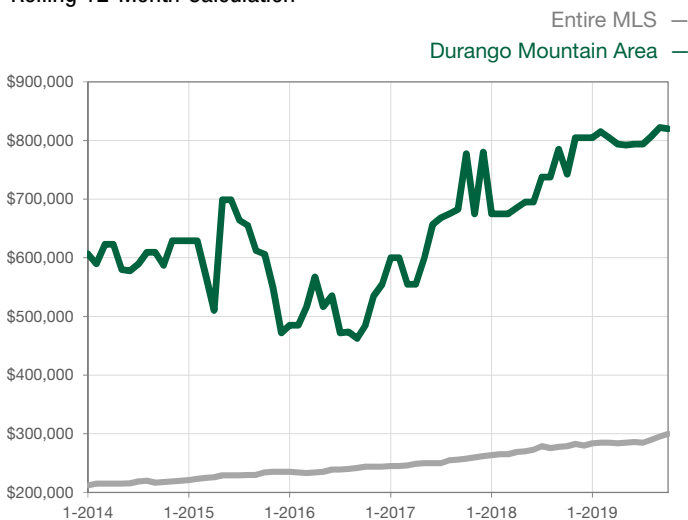
Single Family	October			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
Key Metrics						
New Listings	2	5	+ 150.0%	42	51	+ 21.4%
Sold Listings	2	1	- 50.0%	23	14	- 39.1%
Median Sales Price*	\$1,369,250	\$749,000	- 45.3%	\$790,000	\$717,000	- 9.2%
Average Sales Price*	\$1,369,250	\$749,000	- 45.3%	\$976,189	\$769,500	- 21.2%
Percent of List Price Received*	94.8%	100.0%	+ 5.5%	93.8%	96.0%	+ 2.3%
Days on Market Until Sale	315	87	- 72.4%	228	113	- 50.4%
Cumulative Days on Market Until Sale	46	486	+ 956.5%	223	165	- 26.0%
Inventory of Homes for Sale	30	31	+ 3.3%	--	--	--
Months Supply of Inventory	12.9	16.4	+ 27.1%	--	--	--

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

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	15	8	- 46.7%	110	133	+ 20.9%
Sold Listings	13	7	- 46.2%	88	103	+ 17.0%
Median Sales Price*	\$210,000	\$290,000	+ 38.1%	\$179,500	\$215,000	+ 19.8%
Average Sales Price*	\$232,115	\$386,000	+ 66.3%	\$230,103	\$285,475	+ 24.1%
Percent of List Price Received*	96.9%	94.9%	- 2.1%	95.3%	95.9%	+ 0.6%
Days on Market Until Sale	111	237	+ 113.5%	148	130	- 12.2%
Cumulative Days on Market Until Sale	111	248	+ 123.4%	165	156	- 5.5%
Inventory of Homes for Sale	57	48	- 15.8%	--	--	--
Months Supply of Inventory	6.7	4.8	- 28.4%	--	--	--

* 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

