

Local Market Update for December 2019

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

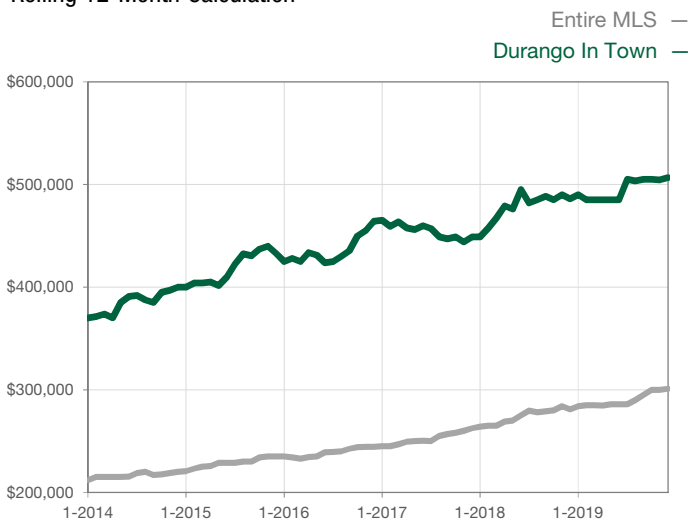
Single Family	December			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 12-2018	Thru 12-2019	Percent Change from Previous Year
Key Metrics						
New Listings	10	4	- 60.0%	278	283	+ 1.8%
Sold Listings	11	15	+ 36.4%	182	166	- 8.8%
Median Sales Price*	\$480,000	\$542,500	+ 13.0%	\$486,000	\$506,625	+ 4.2%
Average Sales Price*	\$613,318	\$716,095	+ 16.8%	\$553,083	\$581,307	+ 5.1%
Percent of List Price Received*	96.8%	96.4%	- 0.4%	97.6%	97.3%	- 0.3%
Days on Market Until Sale	147	133	- 9.5%	109	134	+ 22.9%
Cumulative Days on Market Until Sale	180	155	- 13.9%	119	146	+ 22.7%
Inventory of Homes for Sale	71	95	+ 33.8%	--	--	--
Months Supply of Inventory	4.7	6.9	+ 46.8%	--	--	--

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

Townhouse/Condo	December			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 12-2018	Thru 12-2019	Percent Change from Previous Year
Key Metrics						
New Listings	14	20	+ 42.9%	250	274	+ 9.6%
Sold Listings	10	11	+ 10.0%	191	184	- 3.7%
Median Sales Price*	\$296,250	\$380,000	+ 28.3%	\$325,000	\$319,775	- 1.6%
Average Sales Price*	\$276,100	\$340,764	+ 23.4%	\$335,362	\$342,094	+ 2.0%
Percent of List Price Received*	97.1%	97.1%	0.0%	98.3%	98.3%	0.0%
Days on Market Until Sale	93	141	+ 51.6%	118	124	+ 5.1%
Cumulative Days on Market Until Sale	93	141	+ 51.6%	126	135	+ 7.1%
Inventory of Homes for Sale	63	92	+ 46.0%	--	--	--
Months Supply of Inventory	4.0	6.0	+ 50.0%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

