

Local Market Update for November 2019

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

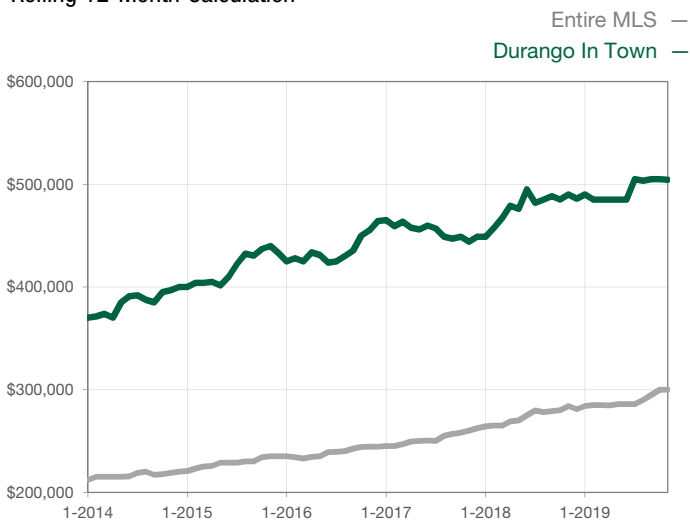
Single Family	November			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 11-2018	Thru 11-2019	Percent Change from Previous Year
Key Metrics						
New Listings	11	15	+ 36.4%	268	278	+ 3.7%
Sold Listings	16	11	- 31.3%	171	151	- 11.7%
Median Sales Price*	\$533,150	\$522,500	- 2.0%	\$487,000	\$505,500	+ 3.8%
Average Sales Price*	\$589,864	\$501,161	- 15.0%	\$549,209	\$567,918	+ 3.4%
Percent of List Price Received*	97.1%	96.3%	- 0.8%	97.6%	97.4%	- 0.2%
Days on Market Until Sale	134	167	+ 24.6%	106	135	+ 27.4%
Cumulative Days on Market Until Sale	148	193	+ 30.4%	115	145	+ 26.1%
Inventory of Homes for Sale	75	102	+ 36.0%	--	--	--
Months Supply of Inventory	4.7	7.6	+ 61.7%	--	--	--

* 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	November			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 11-2018	Thru 11-2019	Percent Change from Previous Year
Key Metrics						
New Listings	8	9	+ 12.5%	236	254	+ 7.6%
Sold Listings	20	10	- 50.0%	181	173	- 4.4%
Median Sales Price*	\$326,500	\$252,500	- 22.7%	\$325,000	\$319,550	- 1.7%
Average Sales Price*	\$359,823	\$242,543	- 32.6%	\$338,636	\$342,178	+ 1.0%
Percent of List Price Received*	98.5%	97.8%	- 0.7%	98.4%	98.4%	0.0%
Days on Market Until Sale	140	112	- 20.0%	119	123	+ 3.4%
Cumulative Days on Market Until Sale	153	116	- 24.2%	127	135	+ 6.3%
Inventory of Homes for Sale	63	82	+ 30.2%	--	--	--
Months Supply of Inventory	3.8	5.4	+ 42.1%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

