

# Local Market Update for December 2019

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Mountain Area

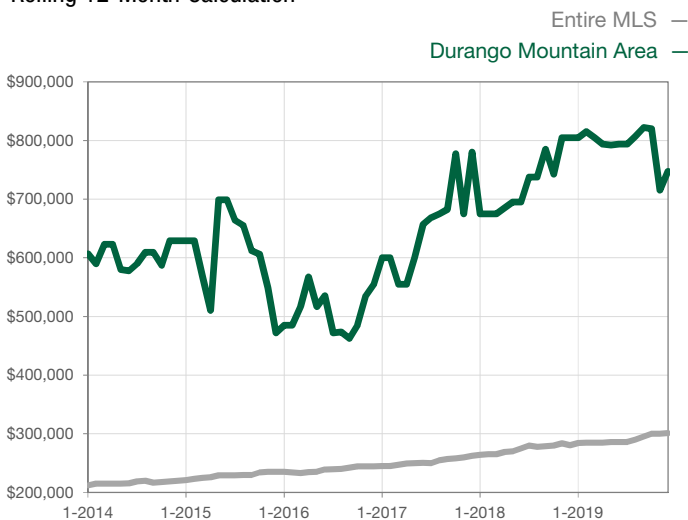
Single Family	December			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 12-2018	Thru 12-2019	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	2	4	+ 100.0%	46	59	+ 28.3%
Sold Listings	0	2	--	26	19	- 26.9%
Median Sales Price*	\$0	\$1,636,250	--	\$804,500	\$747,438	- 7.1%
Average Sales Price*	\$0	\$1,636,250	--	\$1,004,321	\$848,132	- 15.6%
Percent of List Price Received*	0.0%	91.8%	--	93.5%	95.6%	+ 2.2%
Days on Market Until Sale	0	94	--	235	111	- 52.8%
Cumulative Days on Market Until Sale	0	184	--	261	158	- 39.5%
Inventory of Homes for Sale	25	30	+ 20.0%	--	--	--
Months Supply of Inventory	10.6	15.8	+ 49.1%	--	--	--

\* 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	December			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 12-2018	Thru 12-2019	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	10	15	+ 50.0%	138	160	+ 15.9%
Sold Listings	8	8	0.0%	105	122	+ 16.2%
Median Sales Price*	\$139,000	\$198,225	+ 42.6%	\$172,000	\$215,000	+ 25.0%
Average Sales Price*	\$141,894	\$275,056	+ 93.8%	\$229,866	\$293,280	+ 27.6%
Percent of List Price Received*	95.0%	98.4%	+ 3.6%	95.4%	96.0%	+ 0.6%
Days on Market Until Sale	101	98	- 3.0%	145	133	- 8.3%
Cumulative Days on Market Until Sale	101	98	- 3.0%	159	164	+ 3.1%
Inventory of Homes for Sale	60	54	- 10.0%	--	--	--
Months Supply of Inventory	6.9	5.3	- 23.2%	--	--	--

\* 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

