

Local Market Update for November 2019

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

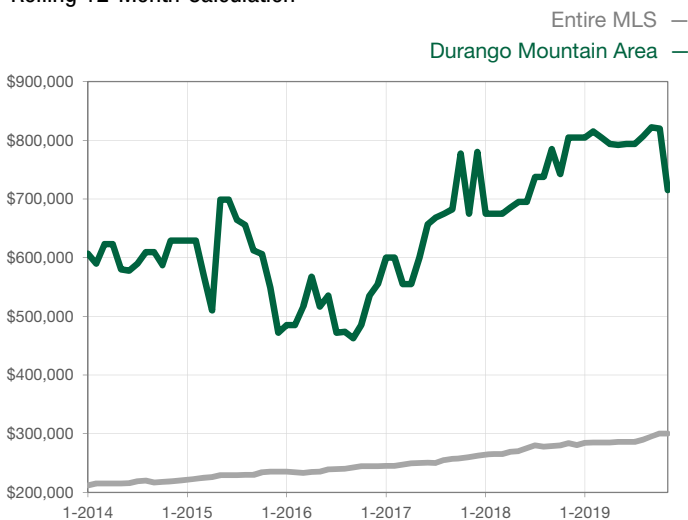
Key Metrics	November			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 11-2018	Thru 11-2019	Percent Change from Previous Year
New Listings	2	4	+ 100.0%	44	55	+ 25.0%
Sold Listings	3	3	0.0%	26	17	- 34.6%
Median Sales Price*	\$1,340,000	\$610,438	- 54.4%	\$804,500	\$715,438	- 11.1%
Average Sales Price*	\$1,220,000	\$610,438	- 50.0%	\$1,004,321	\$749,617	- 25.4%
Percent of List Price Received*	90.4%	96.1%	+ 6.3%	93.5%	96.0%	+ 2.7%
Days on Market Until Sale	289	111	- 61.6%	235	113	- 51.9%
Cumulative Days on Market Until Sale	538	111	- 79.4%	261	155	- 40.6%
Inventory of Homes for Sale	27	29	+ 7.4%	--	--	--
Months Supply of Inventory	11.6	15.4	+ 32.8%	--	--	--

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

Key Metrics	November			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 11-2018	Thru 11-2019	Percent Change from Previous Year
New Listings	18	12	- 33.3%	128	145	+ 13.3%
Sold Listings	9	11	+ 22.2%	97	114	+ 17.5%
Median Sales Price*	\$168,000	\$242,250	+ 44.2%	\$175,000	\$215,000	+ 22.9%
Average Sales Price*	\$305,744	\$379,614	+ 24.2%	\$237,122	\$294,559	+ 24.2%
Percent of List Price Received*	96.8%	94.4%	- 2.5%	95.5%	95.8%	+ 0.3%
Days on Market Until Sale	156	189	+ 21.2%	149	136	- 8.7%
Cumulative Days on Market Until Sale	156	283	+ 81.4%	164	168	+ 2.4%
Inventory of Homes for Sale	61	49	- 19.7%	--	--	--
Months Supply of Inventory	7.2	4.8	- 33.3%	--	--	--

* 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

