

Local Market Update for April 2016

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

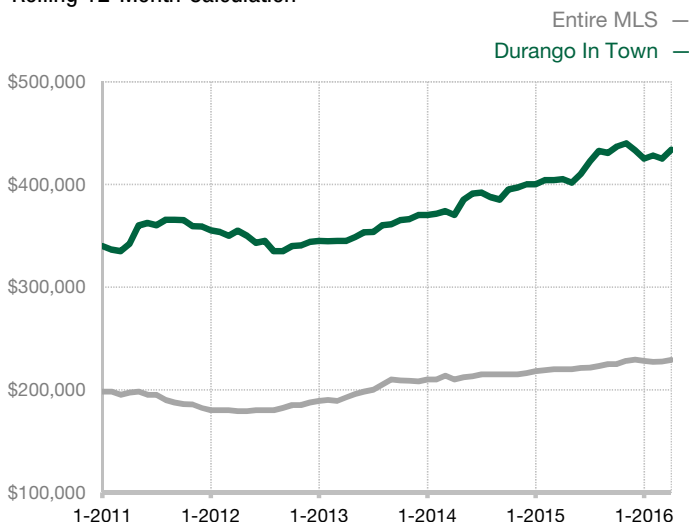
Single Family	April			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 04-2015	Thru 04-2016	Percent Change from Previous Year
Key Metrics						
New Listings	36	31	- 13.9%	99	89	- 10.1%
Sold Listings	16	16	0.0%	53	38	- 28.3%
Median Sales Price*	\$399,450	\$507,000	+ 26.9%	\$410,000	\$423,750	+ 3.4%
Average Sales Price*	\$447,500	\$548,791	+ 22.6%	\$464,977	\$471,098	+ 1.3%
Percent of List Price Received*	97.5%	98.1%	+ 0.6%	97.2%	98.1%	+ 0.9%
Days on Market Until Sale	139	102	- 26.6%	125	129	+ 3.2%
Cumulative Days on Market Until Sale	147	102	- 30.6%	149	132	- 11.4%
Inventory of Homes for Sale	57	62	+ 8.8%	--	--	--
Months Supply of Inventory	3.5	4.6	+ 31.4%	--	--	--

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

Townhouse-Condo	April			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 04-2015	Thru 04-2016	Percent Change from Previous Year
Key Metrics						
New Listings	28	19	- 32.1%	71	86	+ 21.1%
Sold Listings	14	11	- 21.4%	41	52	+ 26.8%
Median Sales Price*	\$301,500	\$215,000	- 28.7%	\$289,500	\$290,500	+ 0.3%
Average Sales Price*	\$335,393	\$242,450	- 27.7%	\$297,717	\$310,840	+ 4.4%
Percent of List Price Received*	97.1%	99.1%	+ 2.1%	97.4%	98.4%	+ 1.0%
Days on Market Until Sale	106	57	- 46.2%	96	90	- 6.3%
Cumulative Days on Market Until Sale	125	74	- 40.8%	103	102	- 1.0%
Inventory of Homes for Sale	64	50	- 21.9%	--	--	--
Months Supply of Inventory	4.8	3.2	- 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

