

Local Market Update for April 2016

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

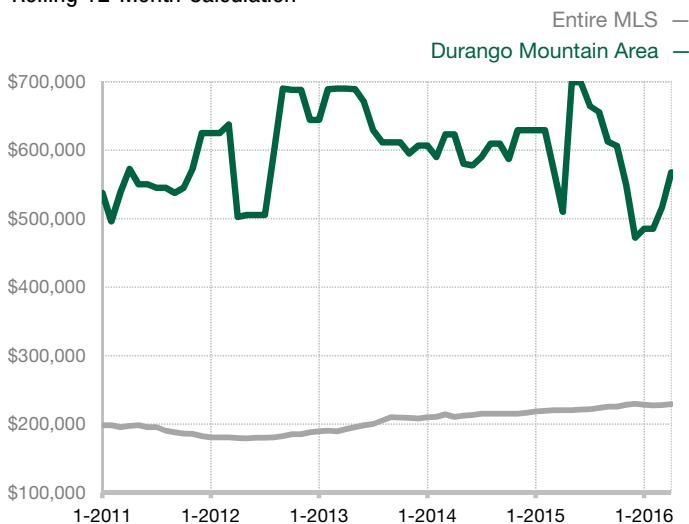
Single Family	April			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 04-2015	Thru 04-2016	Percent Change from Previous Year
Key Metrics						
New Listings	6	2	- 66.7%	13	22	+ 69.2%
Sold Listings	1	3	+ 200.0%	2	7	+ 250.0%
Median Sales Price*	\$170,000	\$765,000	+ 350.0%	\$1,297,500	\$765,000	- 41.0%
Average Sales Price*	\$170,000	\$815,667	+ 379.8%	\$1,297,500	\$1,243,500	- 4.2%
Percent of List Price Received*	89.5%	90.2%	+ 0.8%	93.2%	90.9%	- 2.5%
Days on Market Until Sale	58	263	+ 353.4%	163	285	+ 74.8%
Cumulative Days on Market Until Sale	58	263	+ 353.4%	163	354	+ 117.2%
Inventory of Homes for Sale	30	42	+ 40.0%	--	--	--
Months Supply of Inventory	10.0	17.8	+ 78.0%	--	--	--

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

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	3	5	+ 66.7%	33	36	+ 9.1%
Sold Listings	3	6	+ 100.0%	20	24	+ 20.0%
Median Sales Price*	\$36,000	\$186,750	+ 418.8%	\$193,000	\$208,000	+ 7.8%
Average Sales Price*	\$86,000	\$223,908	+ 160.4%	\$355,365	\$223,140	- 37.2%
Percent of List Price Received*	87.0%	95.8%	+ 10.1%	92.9%	93.8%	+ 1.0%
Days on Market Until Sale	72	260	+ 261.1%	217	194	- 10.6%
Cumulative Days on Market Until Sale	244	299	+ 22.5%	236	245	+ 3.8%
Inventory of Homes for Sale	94	81	- 13.8%	--	--	--
Months Supply of Inventory	14.1	11.7	- 17.0%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

