

# Local Market Update for May 2016

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango In Town

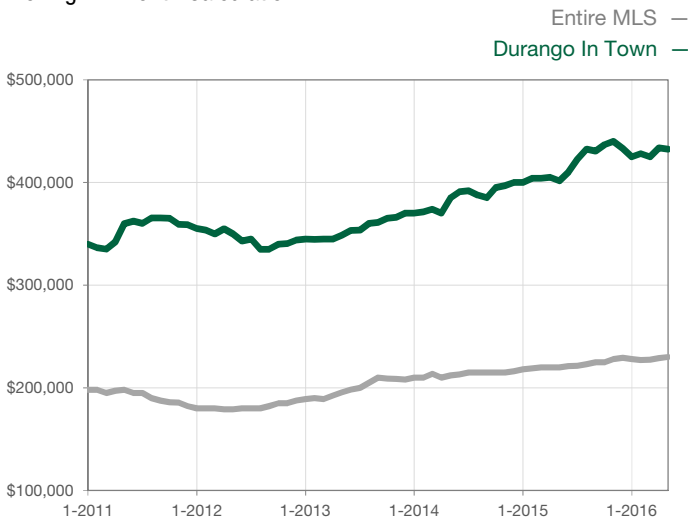
Single Family	May			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 05-2015	Thru 05-2016	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	38	27	- 28.9%	137	115	- 16.1%
Sold Listings	18	15	- 16.7%	71	53	- 25.4%
Median Sales Price*	\$437,400	<b>\$430,000</b>	- 1.7%	\$424,900	<b>\$425,000</b>	+ 0.0%
Average Sales Price*	\$433,044	<b>\$488,413</b>	+ 12.8%	\$456,882	<b>\$475,998</b>	+ 4.2%
Percent of List Price Received*	98.7%	<b>97.5%</b>	- 1.2%	97.6%	<b>97.9%</b>	+ 0.3%
Days on Market Until Sale	102	<b>119</b>	+ 16.7%	119	<b>126</b>	+ 5.9%
Cumulative Days on Market Until Sale	144	<b>134</b>	- 6.9%	147	<b>132</b>	- 10.2%
Inventory of Homes for Sale	72	<b>66</b>	- 8.3%	--	--	--
Months Supply of Inventory	4.5	<b>5.0</b>	+ 11.1%	--	--	--

\* 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	May			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 05-2015	Thru 05-2016	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	30	29	- 3.3%	101	117	+ 15.8%
Sold Listings	17	20	+ 17.6%	58	72	+ 24.1%
Median Sales Price*	\$276,450	<b>\$307,250</b>	+ 11.1%	\$282,975	<b>\$304,250</b>	+ 7.5%
Average Sales Price*	\$319,292	<b>\$316,721</b>	- 0.8%	\$304,041	<b>\$312,474</b>	+ 2.8%
Percent of List Price Received*	99.4%	<b>98.5%</b>	- 0.9%	98.0%	<b>98.4%</b>	+ 0.4%
Days on Market Until Sale	105	<b>140</b>	+ 33.3%	99	<b>104</b>	+ 5.1%
Cumulative Days on Market Until Sale	105	<b>164</b>	+ 56.2%	103	<b>119</b>	+ 15.5%
Inventory of Homes for Sale	66	<b>60</b>	- 9.1%	--	--	--
Months Supply of Inventory	4.8	<b>3.8</b>	- 20.8%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

