

Local Market Update for July 2016

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

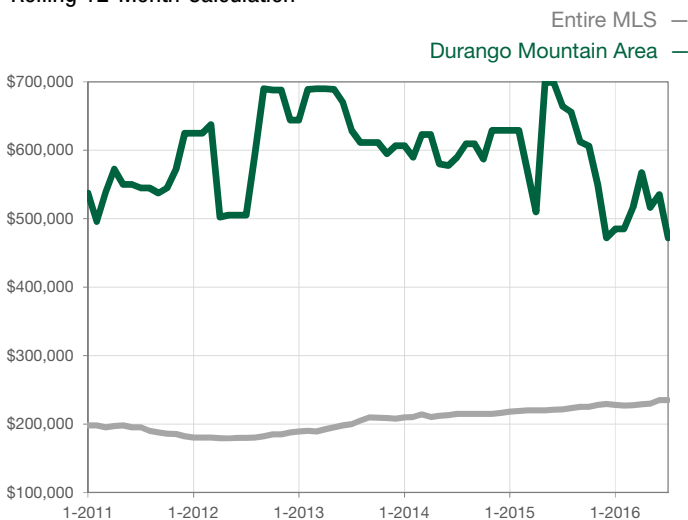
Single Family	July			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 07-2015	Thru 07-2016	Percent Change from Previous Year
Key Metrics						
New Listings	7	7	0.0%	33	41	+ 24.2%
Sold Listings	1	1	0.0%	6	10	+ 66.7%
Median Sales Price*	\$612,000	\$140,000	- 77.1%	\$555,000	\$586,250	+ 5.6%
Average Sales Price*	\$612,000	\$140,000	- 77.1%	\$764,833	\$943,950	+ 23.4%
Percent of List Price Received*	95.8%	93.3%	- 2.6%	94.0%	91.3%	- 2.9%
Days on Market Until Sale	249	295	+ 18.5%	220	242	+ 10.0%
Cumulative Days on Market Until Sale	249	295	+ 18.5%	203	290	+ 42.9%
Inventory of Homes for Sale	43	43	0.0%	--	--	--
Months Supply of Inventory	21.5	18.9	- 12.1%	--	--	--

* 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	July			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 07-2015	Thru 07-2016	Percent Change from Previous Year
Key Metrics						
New Listings	17	20	+ 17.6%	80	81	+ 1.3%
Sold Listings	4	9	+ 125.0%	37	44	+ 18.9%
Median Sales Price*	\$102,000	\$132,000	+ 29.4%	\$144,900	\$160,375	+ 10.7%
Average Sales Price*	\$157,250	\$189,117	+ 20.3%	\$267,341	\$269,670	+ 0.9%
Percent of List Price Received*	97.4%	95.9%	- 1.5%	93.7%	93.5%	- 0.2%
Days on Market Until Sale	210	217	+ 3.3%	236	174	- 26.3%
Cumulative Days on Market Until Sale	210	302	+ 43.8%	265	238	- 10.2%
Inventory of Homes for Sale	113	79	- 30.1%	--	--	--
Months Supply of Inventory	18.3	11.0	- 39.9%	--	--	--

* 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

