

Local Market Update for August 2016

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

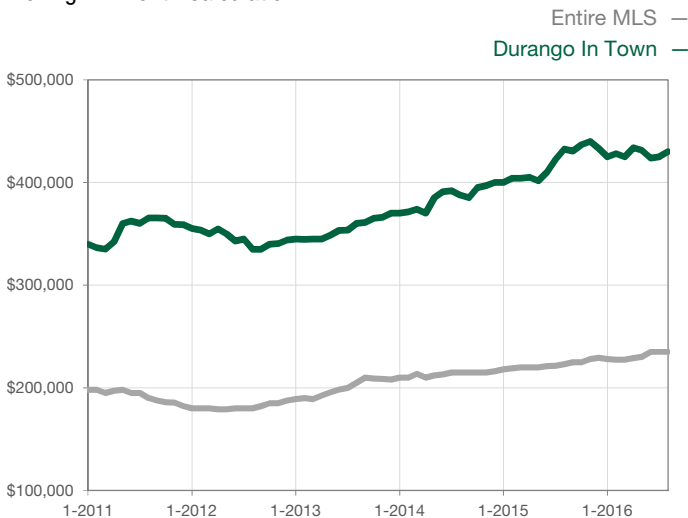
Single Family	August			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 08-2015	Thru 08-2016	Percent Change from Previous Year
Key Metrics						
New Listings	19	24	+ 26.3%	200	208	+ 4.0%
Sold Listings	18	12	- 33.3%	133	117	- 12.0%
Median Sales Price*	\$439,000	\$529,000	+ 20.5%	\$440,000	\$442,000	+ 0.5%
Average Sales Price*	\$438,406	\$538,010	+ 22.7%	\$461,011	\$487,936	+ 5.8%
Percent of List Price Received*	98.5%	97.0%	- 1.5%	98.0%	97.8%	- 0.2%
Days on Market Until Sale	87	111	+ 27.6%	101	106	+ 5.0%
Cumulative Days on Market Until Sale	106	128	+ 20.8%	123	113	- 8.1%
Inventory of Homes for Sale	71	91	+ 28.2%	--	--	--
Months Supply of Inventory	4.4	6.7	+ 52.3%	--	--	--

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

Townhouse-Condo	August			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 08-2015	Thru 08-2016	Percent Change from Previous Year
Key Metrics						
New Listings	23	30	+ 30.4%	174	173	- 0.6%
Sold Listings	15	15	0.0%	118	127	+ 7.6%
Median Sales Price*	\$240,000	\$242,000	+ 0.8%	\$276,225	\$289,000	+ 4.6%
Average Sales Price*	\$264,587	\$286,338	+ 8.2%	\$292,379	\$304,353	+ 4.1%
Percent of List Price Received*	97.1%	98.6%	+ 1.5%	98.0%	98.6%	+ 0.6%
Days on Market Until Sale	119	114	- 4.2%	104	112	+ 7.7%
Cumulative Days on Market Until Sale	126	124	- 1.6%	108	124	+ 14.8%
Inventory of Homes for Sale	67	59	- 11.9%	--	--	--
Months Supply of Inventory	4.5	3.9	- 13.3%	--	--	--

* 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

