

Local Market Update for August 2016

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

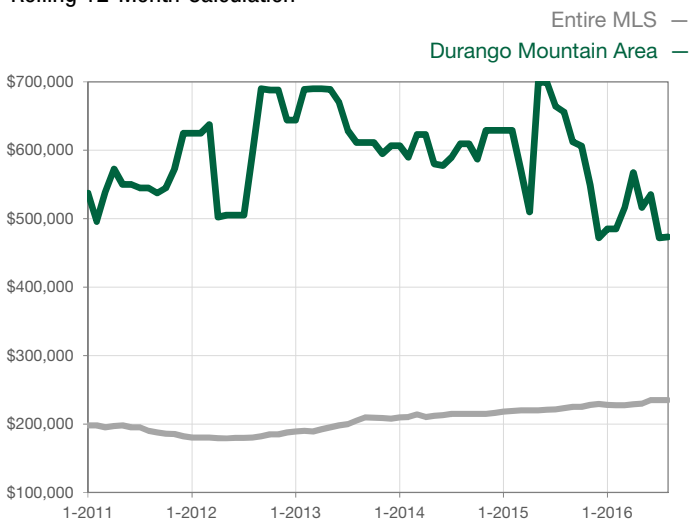
Single Family	August			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 08-2015	Thru 08-2016	Percent Change from Previous Year
Key Metrics						
New Listings	4	3	- 25.0%	37	44	+ 18.9%
Sold Listings	1	4	+ 300.0%	7	14	+ 100.0%
Median Sales Price*	\$600,000	\$515,000	- 14.2%	\$600,000	\$545,000	- 9.2%
Average Sales Price*	\$600,000	\$495,000	- 17.5%	\$741,286	\$815,679	+ 10.0%
Percent of List Price Received*	96.8%	96.4%	- 0.4%	94.4%	92.8%	- 1.7%
Days on Market Until Sale	252	170	- 32.5%	225	221	- 1.8%
Cumulative Days on Market Until Sale	252	170	- 32.5%	211	256	+ 21.3%
Inventory of Homes for Sale	40	46	+ 15.0%	--	--	--
Months Supply of Inventory	28.6	18.1	- 36.7%	--	--	--

* 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	17	13	- 23.5%	97	95	- 2.1%
Sold Listings	6	9	+ 50.0%	43	53	+ 23.3%
Median Sales Price*	\$167,000	\$225,000	+ 34.7%	\$144,900	\$163,750	+ 13.0%
Average Sales Price*	\$172,500	\$480,056	+ 178.3%	\$254,107	\$305,396	+ 20.2%
Percent of List Price Received*	96.4%	95.9%	- 0.5%	94.1%	93.9%	- 0.2%
Days on Market Until Sale	87	249	+ 186.2%	218	188	- 13.8%
Cumulative Days on Market Until Sale	160	267	+ 66.9%	251	244	- 2.8%
Inventory of Homes for Sale	105	76	- 27.6%	--	--	--
Months Supply of Inventory	16.8	10.2	- 39.3%	--	--	--

* 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

