

Local Market Update for September 2016

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

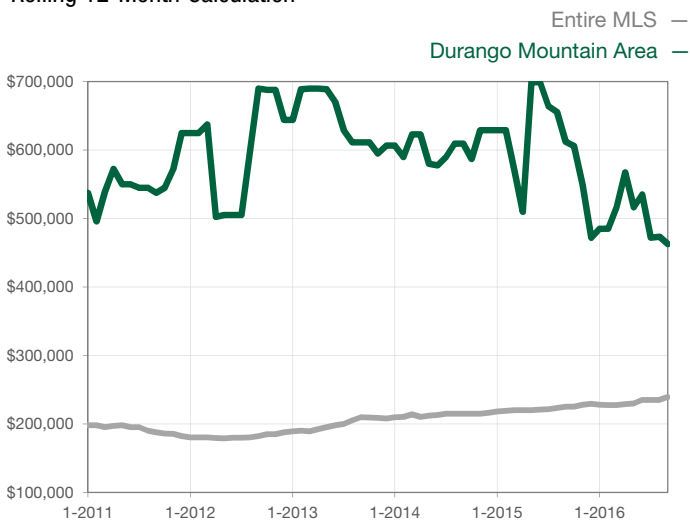
Single Family	September			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 09-2015	Thru 09-2016	Percent Change from Previous Year
Key Metrics						
New Listings	2	5	+ 150.0%	39	49	+ 25.6%
Sold Listings	5	1	- 80.0%	12	15	+ 25.0%
Median Sales Price*	\$472,000	\$260,000	- 44.9%	\$549,000	\$535,000	- 2.6%
Average Sales Price*	\$536,000	\$260,000	- 51.5%	\$655,750	\$778,633	+ 18.7%
Percent of List Price Received*	97.0%	94.9%	- 2.2%	95.5%	92.9%	- 2.7%
Days on Market Until Sale	139	75	- 46.0%	189	211	+ 11.6%
Cumulative Days on Market Until Sale	139	75	- 46.0%	178	243	+ 36.5%
Inventory of Homes for Sale	40	37	- 7.5%	--	--	--
Months Supply of Inventory	23.5	17.0	- 27.7%	--	--	--

* 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	September			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 09-2015	Thru 09-2016	Percent Change from Previous Year
Key Metrics						
New Listings	14	8	- 42.9%	111	103	- 7.2%
Sold Listings	13	9	- 30.8%	56	62	+ 10.7%
Median Sales Price*	\$170,000	\$185,000	+ 8.8%	\$148,950	\$172,375	+ 15.7%
Average Sales Price*	\$216,031	\$282,433	+ 30.7%	\$245,268	\$302,063	+ 23.2%
Percent of List Price Received*	93.2%	97.2%	+ 4.3%	93.9%	94.4%	+ 0.5%
Days on Market Until Sale	182	89	- 51.1%	209	173	- 17.2%
Cumulative Days on Market Until Sale	200	89	- 55.5%	239	219	- 8.4%
Inventory of Homes for Sale	102	72	- 29.4%	--	--	--
Months Supply of Inventory	15.7	10.2	- 35.0%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

