

# Local Market Update for October 2016

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango In Town

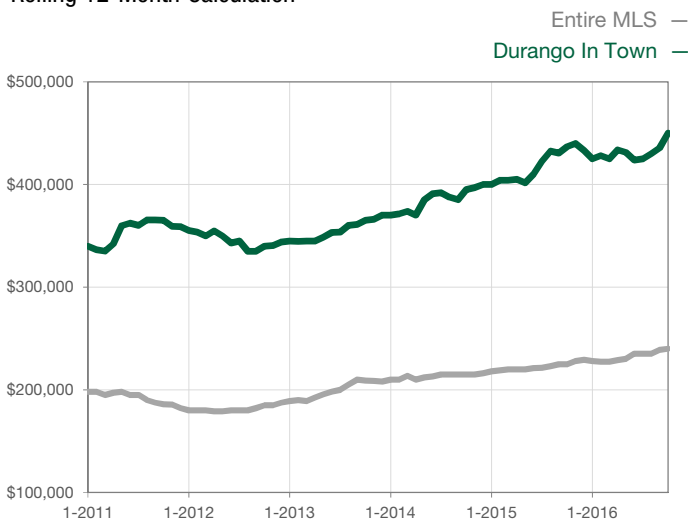
Single Family	October			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 10-2015	Thru 10-2016	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	15	13	- 13.3%	233	244	+ 4.7%
Sold Listings	8	19	+ 137.5%	159	151	- 5.0%
Median Sales Price*	\$387,000	<b>\$519,000</b>	+ 34.1%	\$438,500	<b>\$457,000</b>	+ 4.2%
Average Sales Price*	\$367,556	<b>\$526,679</b>	+ 43.3%	\$456,745	<b>\$497,311</b>	+ 8.9%
Percent of List Price Received*	97.7%	<b>97.0%</b>	- 0.7%	97.9%	<b>97.6%</b>	- 0.3%
Days on Market Until Sale	79	124	+ 57.0%	102	107	+ 4.9%
Cumulative Days on Market Until Sale	79	134	+ 69.6%	123	114	- 7.3%
Inventory of Homes for Sale	91	84	- 7.7%	--	--	--
Months Supply of Inventory	5.8	5.9	+ 1.7%	--	--	--

\* 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	October			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 10-2015	Thru 10-2016	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	10	13	+ 30.0%	202	197	- 2.5%
Sold Listings	7	12	+ 71.4%	145	158	+ 9.0%
Median Sales Price*	\$219,000	<b>\$332,450</b>	+ 51.8%	\$277,000	<b>\$289,000</b>	+ 4.3%
Average Sales Price*	\$302,543	<b>\$313,442</b>	+ 3.6%	\$297,129	<b>\$305,589</b>	+ 2.8%
Percent of List Price Received*	95.2%	<b>98.4%</b>	+ 3.4%	97.9%	<b>98.6%</b>	+ 0.7%
Days on Market Until Sale	147	143	- 2.7%	110	111	+ 0.9%
Cumulative Days on Market Until Sale	199	143	- 28.1%	115	120	+ 4.3%
Inventory of Homes for Sale	81	53	- 34.6%	--	--	--
Months Supply of Inventory	5.7	3.4	- 40.4%	--	--	--

\* 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

