

# Local Market Update for October 2016

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Mountain Area

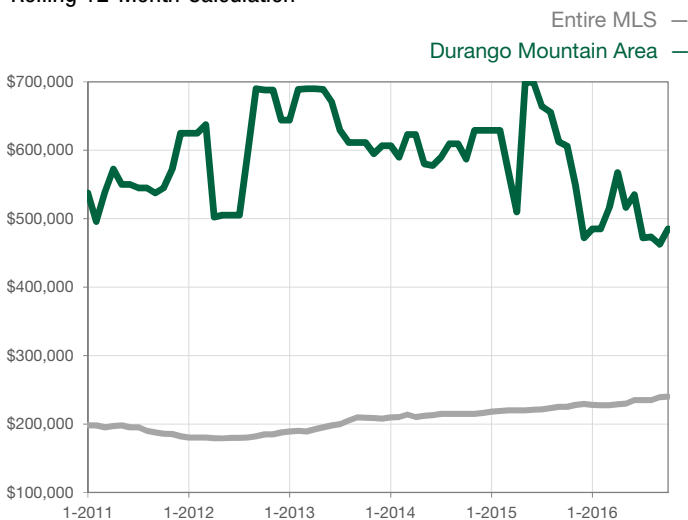
Single Family	October			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 10-2015	Thru 10-2016	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	3	0	- 100.0%	42	49	+ 16.7%
Sold Listings	4	4	0.0%	16	19	+ 18.8%
Median Sales Price*	\$590,500	<b>\$592,500</b>	+ 0.3%	\$549,000	<b>\$535,000</b>	- 2.6%
Average Sales Price*	\$665,500	<b>\$692,625</b>	+ 4.1%	\$658,188	<b>\$760,526</b>	+ 15.5%
Percent of List Price Received*	98.8%	<b>94.0%</b>	- 4.9%	96.3%	<b>93.1%</b>	- 3.3%
Days on Market Until Sale	262	<b>147</b>	- 43.9%	207	<b>198</b>	- 4.3%
Cumulative Days on Market Until Sale	262	<b>147</b>	- 43.9%	201	<b>223</b>	+ 10.9%
Inventory of Homes for Sale	44	<b>39</b>	- 11.4%	--	--	--
Months Supply of Inventory	24.4	<b>17.9</b>	- 26.6%	--	--	--

\* 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	13	12	- 7.7%	124	115	- 7.3%
Sold Listings	6	13	+ 116.7%	62	75	+ 21.0%
Median Sales Price*	\$335,000	<b>\$91,000</b>	- 72.8%	\$152,450	<b>\$162,000</b>	+ 6.3%
Average Sales Price*	\$472,667	<b>\$141,781</b>	- 70.0%	\$267,274	<b>\$274,281</b>	+ 2.6%
Percent of List Price Received*	94.8%	<b>95.7%</b>	+ 0.9%	94.0%	<b>94.6%</b>	+ 0.6%
Days on Market Until Sale	189	<b>228</b>	+ 20.6%	207	<b>183</b>	- 11.6%
Cumulative Days on Market Until Sale	276	<b>238</b>	- 13.8%	243	<b>222</b>	- 8.6%
Inventory of Homes for Sale	107	<b>68</b>	- 36.4%	--	--	--
Months Supply of Inventory	18.1	<b>8.9</b>	- 50.8%	--	--	--

\* 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

