

# Local Market Update for December 2016

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Mountain Area

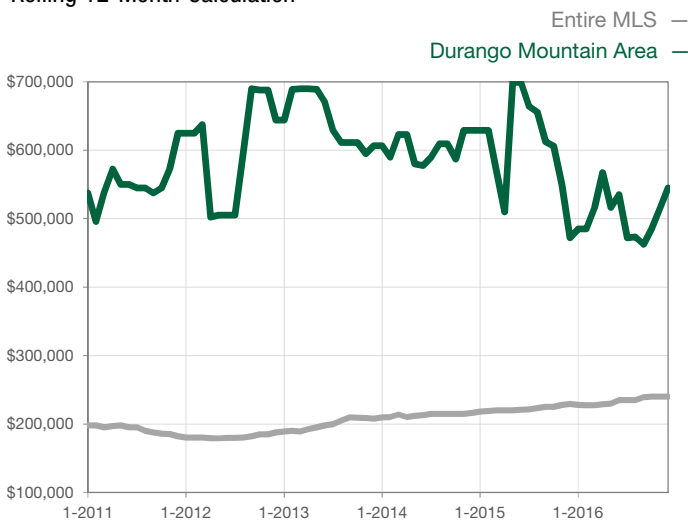
Single Family	December			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 12-2015	Thru 12-2016	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	3	6	+ 100.0%	49	59	+ 20.4%
Sold Listings	4	4	0.0%	21	26	+ 23.8%
Median Sales Price*	\$331,500	<b>\$487,500</b>	+ 47.1%	\$472,000	<b>\$545,000</b>	+ 15.5%
Average Sales Price*	\$388,375	<b>\$503,625</b>	+ 29.7%	\$596,881	<b>\$793,442</b>	+ 32.9%
Percent of List Price Received*	92.1%	<b>93.8%</b>	+ 1.8%	95.2%	<b>93.6%</b>	- 1.7%
Days on Market Until Sale	141	<b>346</b>	+ 145.4%	192	<b>218</b>	+ 13.5%
Cumulative Days on Market Until Sale	197	<b>346</b>	+ 75.6%	197	<b>249</b>	+ 26.4%
Inventory of Homes for Sale	35	<b>37</b>	+ 5.7%	--	--	--
Months Supply of Inventory	16.7	<b>15.7</b>	- 6.0%	--	--	--

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

Townhouse-Condo	December			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 12-2015	Thru 12-2016	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	13	10	- 23.1%	147	137	- 6.8%
Sold Listings	5	7	+ 40.0%	79	92	+ 16.5%
Median Sales Price*	\$348,500	<b>\$255,000</b>	- 26.8%	\$155,000	<b>\$162,875</b>	+ 5.1%
Average Sales Price*	\$388,700	<b>\$281,571</b>	- 27.6%	\$260,459	<b>\$266,948</b>	+ 2.5%
Percent of List Price Received*	91.3%	<b>95.8%</b>	+ 4.9%	93.7%	<b>94.8%</b>	+ 1.2%
Days on Market Until Sale	367	<b>181</b>	- 50.7%	225	<b>175</b>	- 22.2%
Cumulative Days on Market Until Sale	404	<b>248</b>	- 38.6%	271	<b>213</b>	- 21.4%
Inventory of Homes for Sale	93	<b>71</b>	- 23.7%	--	--	--
Months Supply of Inventory	14.1	<b>9.3</b>	- 34.0%	--	--	--

\* 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

