

Local Market Update for April 2017

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

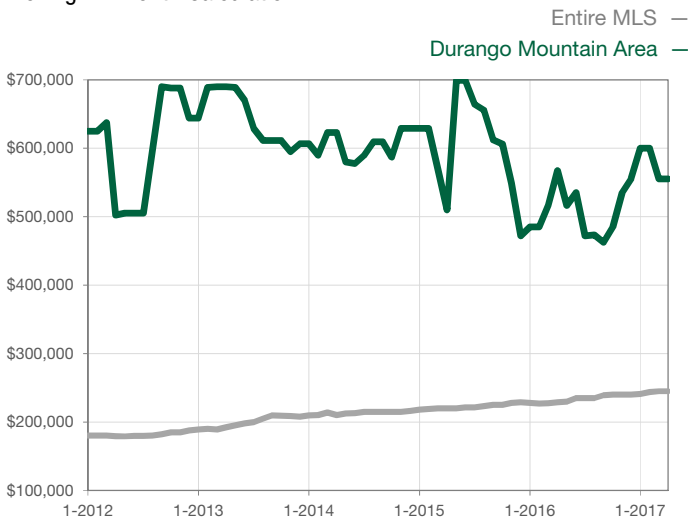
Single Family	April			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 04-2016	Thru 04-2017	Percent Change from Previous Year
Key Metrics						
New Listings	2	5	+ 150.0%	22	10	- 54.5%
Sold Listings	3	1	- 66.7%	7	3	- 57.1%
Median Sales Price*	\$765,000	\$675,000	- 11.8%	\$765,000	\$868,000	+ 13.5%
Average Sales Price*	\$815,667	\$675,000	- 17.2%	\$1,243,500	\$1,027,667	- 17.4%
Percent of List Price Received*	90.2%	96.4%	+ 6.9%	90.9%	96.7%	+ 6.4%
Days on Market Until Sale	263	338	+ 28.5%	285	386	+ 35.4%
Cumulative Days on Market Until Sale	263	661	+ 151.3%	354	573	+ 61.9%
Inventory of Homes for Sale	41	30	- 26.8%	--	--	--
Months Supply of Inventory	17.3	14.3	- 17.3%	--	--	--

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

Townhouse-Condo	April			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 04-2016	Thru 04-2017	Percent Change from Previous Year
Key Metrics						
New Listings	6	13	+ 116.7%	37	53	+ 43.2%
Sold Listings	7	7	0.0%	25	26	+ 4.0%
Median Sales Price*	\$237,500	\$155,000	- 34.7%	\$211,000	\$170,000	- 19.4%
Average Sales Price*	\$370,493	\$153,714	- 58.5%	\$264,214	\$248,058	- 6.1%
Percent of List Price Received*	94.9%	95.7%	+ 0.8%	93.7%	95.9%	+ 2.3%
Days on Market Until Sale	223	157	- 29.6%	186	147	- 21.0%
Cumulative Days on Market Until Sale	257	157	- 38.9%	234	164	- 29.9%
Inventory of Homes for Sale	79	76	- 3.8%	--	--	--
Months Supply of Inventory	11.3	9.8	- 13.3%	--	--	--

* 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

