

# Local Market Update for October 2017

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango In Town

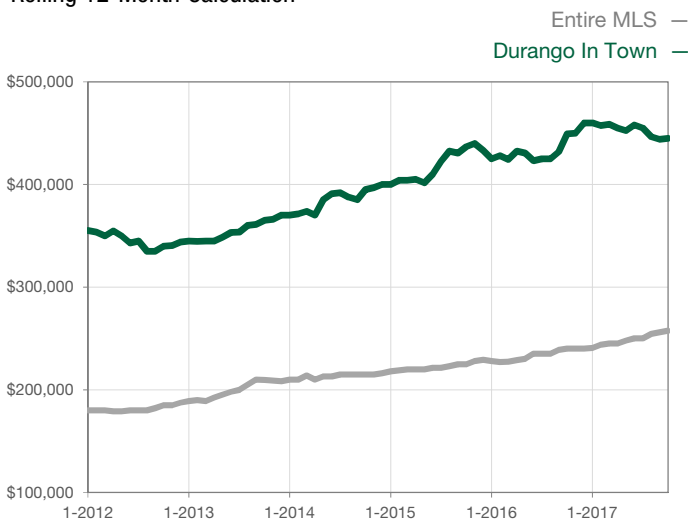
Single Family	October			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 10-2016	Thru 10-2017	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	16	17	+ 6.3%	251	235	- 6.4%
Sold Listings	19	14	- 26.3%	154	162	+ 5.2%
Median Sales Price*	\$519,000	<b>\$540,000</b>	+ 4.0%	\$452,500	<b>\$440,000</b>	- 2.8%
Average Sales Price*	\$526,679	<b>\$555,540</b>	+ 5.5%	\$488,518	<b>\$511,848</b>	+ 4.8%
Percent of List Price Received*	97.0%	<b>97.9%</b>	+ 0.9%	97.7%	<b>98.0%</b>	+ 0.3%
Days on Market Until Sale	124	<b>75</b>	- 39.5%	106	<b>115</b>	+ 8.5%
Cumulative Days on Market Until Sale	134	<b>102</b>	- 23.9%	112	<b>131</b>	+ 17.0%
Inventory of Homes for Sale	79	<b>75</b>	- 5.1%	--	--	--
Months Supply of Inventory	5.5	<b>4.8</b>	- 12.7%	--	--	--

\* 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		
	2016	2017	Percent Change from Previous Year	Thru 10-2016	Thru 10-2017	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	13	9	- 30.8%	197	202	+ 2.5%
Sold Listings	12	16	+ 33.3%	158	165	+ 4.4%
Median Sales Price*	\$332,450	<b>\$337,500</b>	+ 1.5%	\$289,000	<b>\$311,180</b>	+ 7.7%
Average Sales Price*	\$313,442	<b>\$337,411</b>	+ 7.6%	\$305,589	<b>\$335,722</b>	+ 9.9%
Percent of List Price Received*	98.4%	<b>98.6%</b>	+ 0.2%	98.6%	<b>99.0%</b>	+ 0.4%
Days on Market Until Sale	143	<b>156</b>	+ 9.1%	111	<b>114</b>	+ 2.7%
Cumulative Days on Market Until Sale	143	<b>140</b>	- 2.1%	120	<b>118</b>	- 1.7%
Inventory of Homes for Sale	43	<b>51</b>	+ 18.6%	--	--	--
Months Supply of Inventory	2.8	<b>3.2</b>	+ 14.3%	--	--	--

\* 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

