

Local Market Update for October 2017

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

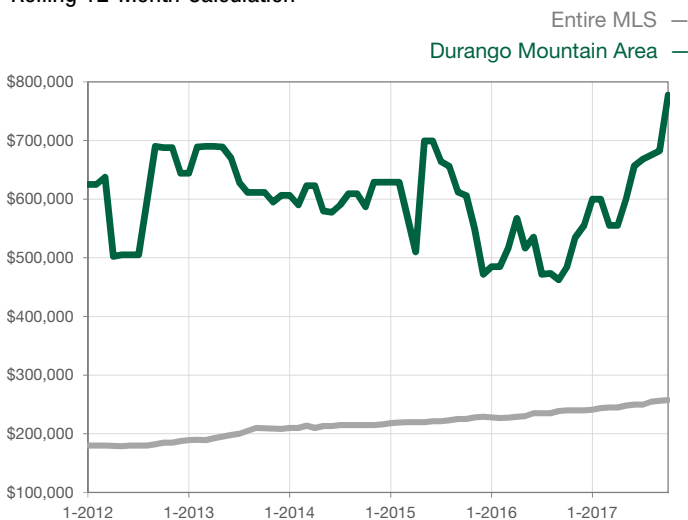
Single Family	October			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 10-2016	Thru 10-2017	Percent Change from Previous Year
Key Metrics						
New Listings	0	7	--	49	40	- 18.4%
Sold Listings	4	2	- 50.0%	19	8	- 57.9%
Median Sales Price*	\$592,500	\$852,500	+ 43.9%	\$535,000	\$824,000	+ 54.0%
Average Sales Price*	\$692,625	\$852,500	+ 23.1%	\$760,526	\$928,906	+ 22.1%
Percent of List Price Received*	94.0%	95.1%	+ 1.2%	93.1%	95.2%	+ 2.3%
Days on Market Until Sale	147	259	+ 76.2%	198	251	+ 26.8%
Cumulative Days on Market Until Sale	147	472	+ 221.1%	223	361	+ 61.9%
Inventory of Homes for Sale	36	32	- 11.1%	--	--	--
Months Supply of Inventory	16.5	16.0	- 3.0%	--	--	--

* 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	October			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 10-2016	Thru 10-2017	Percent Change from Previous Year
Key Metrics						
New Listings	12	11	- 8.3%	115	133	+ 15.7%
Sold Listings	13	13	0.0%	75	89	+ 18.7%
Median Sales Price*	\$91,000	\$130,000	+ 42.9%	\$162,000	\$187,900	+ 16.0%
Average Sales Price*	\$141,781	\$157,146	+ 10.8%	\$274,281	\$270,356	- 1.4%
Percent of List Price Received*	95.7%	94.9%	- 0.8%	94.6%	95.5%	+ 1.0%
Days on Market Until Sale	228	148	- 35.1%	183	169	- 7.7%
Cumulative Days on Market Until Sale	238	152	- 36.1%	222	184	- 17.1%
Inventory of Homes for Sale	68	59	- 13.2%	--	--	--
Months Supply of Inventory	8.9	6.7	- 24.7%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

