

Local Market Update for December 2017

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

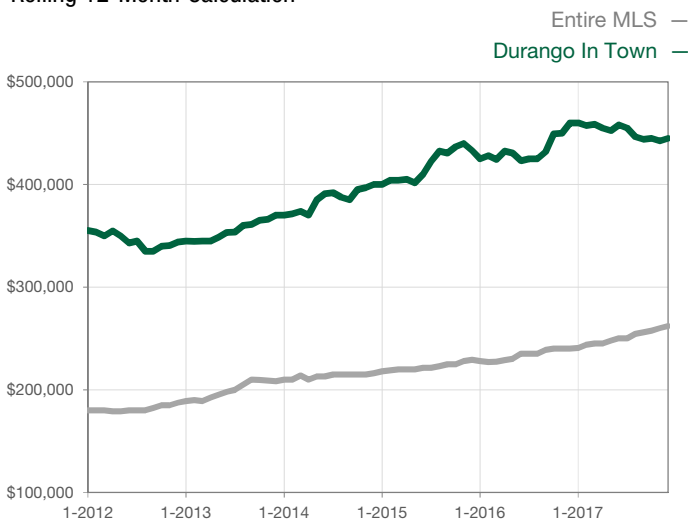
Single Family	December			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 12-2016	Thru 12-2017	Percent Change from Previous Year
Key Metrics						
New Listings	13	7	- 46.2%	277	251	- 9.4%
Sold Listings	9	20	+ 122.2%	179	189	+ 5.6%
Median Sales Price*	\$490,000	\$548,750	+ 12.0%	\$459,900	\$445,000	- 3.2%
Average Sales Price*	\$515,875	\$594,240	+ 15.2%	\$490,003	\$518,546	+ 5.8%
Percent of List Price Received*	96.5%	98.1%	+ 1.7%	97.6%	98.0%	+ 0.4%
Days on Market Until Sale	132	145	+ 9.8%	109	117	+ 7.3%
Cumulative Days on Market Until Sale	156	155	- 0.6%	115	132	+ 14.8%
Inventory of Homes for Sale	66	60	- 9.1%	--	--	--
Months Supply of Inventory	4.4	3.8	- 13.6%	--	--	--

* 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	December			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 12-2016	Thru 12-2017	Percent Change from Previous Year
Key Metrics						
New Listings	7	11	+ 57.1%	222	225	+ 1.4%
Sold Listings	9	16	+ 77.8%	182	189	+ 3.8%
Median Sales Price*	\$287,500	\$341,000	+ 18.6%	\$289,000	\$314,900	+ 9.0%
Average Sales Price*	\$265,911	\$314,472	+ 18.3%	\$306,555	\$331,373	+ 8.1%
Percent of List Price Received*	97.8%	98.1%	+ 0.3%	98.5%	98.8%	+ 0.3%
Days on Market Until Sale	89	142	+ 59.6%	114	115	+ 0.9%
Cumulative Days on Market Until Sale	89	142	+ 59.6%	122	118	- 3.3%
Inventory of Homes for Sale	37	47	+ 27.0%	--	--	--
Months Supply of Inventory	2.4	3.0	+ 25.0%	--	--	--

* 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

