

# Local Market Update for April 2018

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango In Town

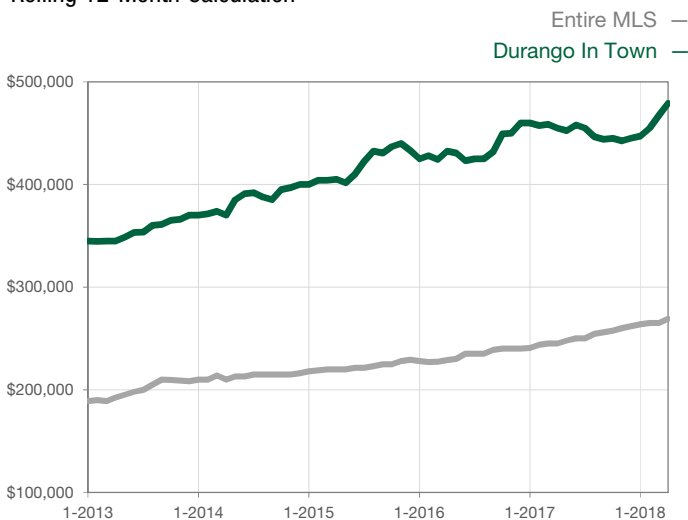
Single Family	April			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 04-2017	Thru 04-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	31	22	- 29.0%	82	74	- 9.8%
Sold Listings	15	12	- 20.0%	50	42	- 16.0%
Median Sales Price*	\$445,000	<b>\$547,000</b>	+ 22.9%	\$423,500	<b>\$548,950</b>	+ 29.6%
Average Sales Price*	\$592,326	<b>\$577,479</b>	- 2.5%	\$507,495	<b>\$598,230</b>	+ 17.9%
Percent of List Price Received*	97.2%	<b>97.9%</b>	+ 0.7%	97.7%	<b>97.3%</b>	- 0.4%
Days on Market Until Sale	113	<b>122</b>	+ 8.0%	154	<b>140</b>	- 9.1%
Cumulative Days on Market Until Sale	125	<b>122</b>	- 2.4%	179	<b>146</b>	- 18.4%
Inventory of Homes for Sale	61	<b>53</b>	- 13.1%	--	--	--
Months Supply of Inventory	3.9	<b>3.5</b>	- 10.3%	--	--	--

\* 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		
	2017	2018	Percent Change from Previous Year	Thru 04-2017	Thru 04-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	21	18	- 14.3%	82	84	+ 2.4%
Sold Listings	20	11	- 45.0%	50	45	- 10.0%
Median Sales Price*	\$315,500	<b>\$369,000</b>	+ 17.0%	\$297,950	<b>\$312,000</b>	+ 4.7%
Average Sales Price*	\$360,040	<b>\$363,418</b>	+ 0.9%	\$330,850	<b>\$318,120</b>	- 3.8%
Percent of List Price Received*	99.1%	<b>95.0%</b>	- 4.1%	98.6%	<b>97.7%</b>	- 0.9%
Days on Market Until Sale	74	<b>158</b>	+ 113.5%	94	<b>113</b>	+ 20.2%
Cumulative Days on Market Until Sale	84	<b>175</b>	+ 108.3%	98	<b>124</b>	+ 26.5%
Inventory of Homes for Sale	54	<b>69</b>	+ 27.8%	--	--	--
Months Supply of Inventory	3.6	<b>4.5</b>	+ 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

