

Local Market Update for May 2018

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

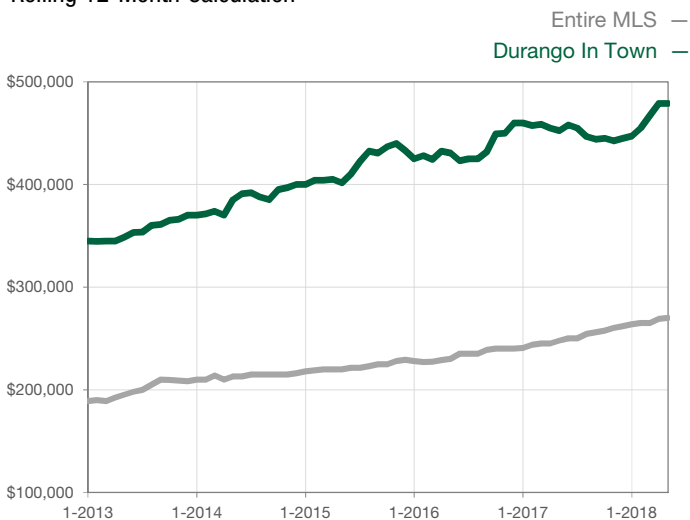
Single Family	May			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 05-2017	Thru 05-2018	Percent Change from Previous Year
Key Metrics						
New Listings	26	39	+ 50.0%	108	112	+ 3.7%
Sold Listings	26	18	- 30.8%	76	60	- 21.1%
Median Sales Price*	\$430,500	\$420,200	- 2.4%	\$427,000	\$488,500	+ 14.4%
Average Sales Price*	\$510,099	\$497,492	- 2.5%	\$508,386	\$568,008	+ 11.7%
Percent of List Price Received*	98.2%	98.1%	- 0.1%	97.9%	97.5%	- 0.4%
Days on Market Until Sale	103	109	+ 5.8%	136	131	- 3.7%
Cumulative Days on Market Until Sale	103	118	+ 14.6%	153	137	- 10.5%
Inventory of Homes for Sale	55	65	+ 18.2%	--	--	--
Months Supply of Inventory	3.3	4.5	+ 36.4%	--	--	--

* 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	May			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 05-2017	Thru 05-2018	Percent Change from Previous Year
Key Metrics						
New Listings	17	29	+ 70.6%	99	113	+ 14.1%
Sold Listings	21	21	0.0%	71	66	- 7.0%
Median Sales Price*	\$311,180	\$339,000	+ 8.9%	\$309,900	\$313,500	+ 1.2%
Average Sales Price*	\$325,627	\$353,405	+ 8.5%	\$329,305	\$329,347	+ 0.0%
Percent of List Price Received*	100.5%	98.4%	- 2.1%	99.2%	97.9%	- 1.3%
Days on Market Until Sale	184	160	- 13.0%	121	128	+ 5.8%
Cumulative Days on Market Until Sale	184	175	- 4.9%	123	140	+ 13.8%
Inventory of Homes for Sale	48	75	+ 56.3%	--	--	--
Months Supply of Inventory	3.2	4.9	+ 53.1%	--	--	--

* 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

