

Local Market Update for August 2018

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

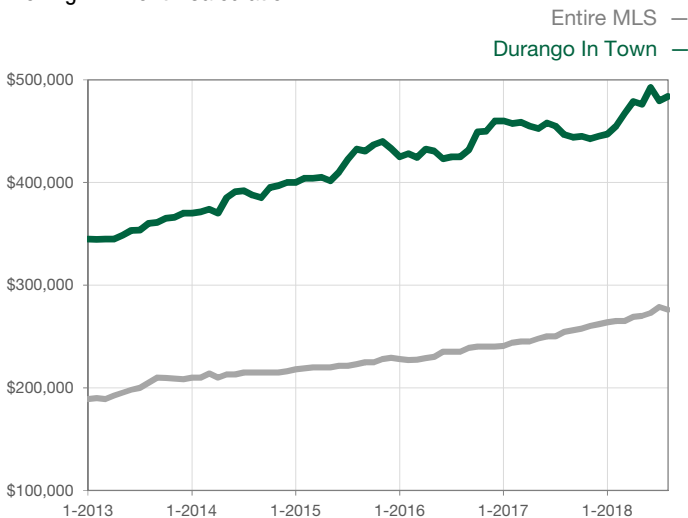
Single Family	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
Key Metrics						
New Listings	20	25	+ 25.0%	183	212	+ 15.8%
Sold Listings	16	23	+ 43.8%	130	128	- 1.5%
Median Sales Price*	\$431,500	\$480,500	+ 11.4%	\$433,975	\$478,500	+ 10.3%
Average Sales Price*	\$500,681	\$506,574	+ 1.2%	\$506,330	\$533,283	+ 5.3%
Percent of List Price Received*	98.5%	97.2%	- 1.3%	98.0%	97.5%	- 0.5%
Days on Market Until Sale	88	80	- 9.1%	120	105	- 12.5%
Cumulative Days on Market Until Sale	88	80	- 9.1%	132	111	- 15.9%
Inventory of Homes for Sale	62	84	+ 35.5%	--	--	--
Months Supply of Inventory	3.9	5.4	+ 38.5%	--	--	--

* 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	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
Key Metrics						
New Listings	23	25	+ 8.7%	170	191	+ 12.4%
Sold Listings	22	28	+ 27.3%	139	134	- 3.6%
Median Sales Price*	\$270,500	\$370,913	+ 37.1%	\$306,000	\$323,750	+ 5.8%
Average Sales Price*	\$304,268	\$350,083	+ 15.1%	\$335,727	\$336,505	+ 0.2%
Percent of List Price Received*	97.9%	97.7%	- 0.2%	99.1%	98.3%	- 0.8%
Days on Market Until Sale	112	99	- 11.6%	111	118	+ 6.3%
Cumulative Days on Market Until Sale	110	99	- 10.0%	117	126	+ 7.7%
Inventory of Homes for Sale	57	81	+ 42.1%	--	--	--
Months Supply of Inventory	3.5	5.3	+ 51.4%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

