

Local Market Update for July 2018

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

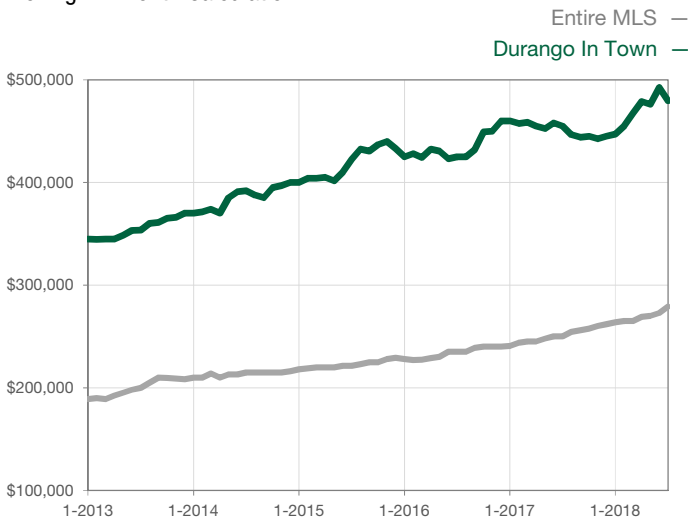
Single Family	July			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 07-2017	Thru 07-2018	Percent Change from Previous Year
Key Metrics						
New Listings	26	30	+ 15.4%	163	186	+ 14.1%
Sold Listings	17	25	+ 47.1%	114	105	- 7.9%
Median Sales Price*	\$437,530	\$429,000	- 1.9%	\$434,475	\$474,000	+ 9.1%
Average Sales Price*	\$480,549	\$433,483	- 9.8%	\$507,123	\$539,133	+ 6.3%
Percent of List Price Received*	98.6%	97.3%	- 1.3%	97.9%	97.5%	- 0.4%
Days on Market Until Sale	97	105	+ 8.2%	124	110	- 11.3%
Cumulative Days on Market Until Sale	110	125	+ 13.6%	138	118	- 14.5%
Inventory of Homes for Sale	61	83	+ 36.1%	--	--	--
Months Supply of Inventory	3.9	5.5	+ 41.0%	--	--	--

* 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	July			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 07-2017	Thru 07-2018	Percent Change from Previous Year
Key Metrics						
New Listings	17	27	+ 58.8%	147	164	+ 11.6%
Sold Listings	24	23	- 4.2%	117	106	- 9.4%
Median Sales Price*	\$303,359	\$292,000	- 3.7%	\$310,292	\$313,500	+ 1.0%
Average Sales Price*	\$318,685	\$328,587	+ 3.1%	\$341,642	\$331,031	- 3.1%
Percent of List Price Received*	99.5%	99.4%	- 0.1%	99.3%	98.3%	- 1.0%
Days on Market Until Sale	100	100	0.0%	110	123	+ 11.8%
Cumulative Days on Market Until Sale	107	114	+ 6.5%	118	134	+ 13.6%
Inventory of Homes for Sale	49	72	+ 46.9%	--	--	--
Months Supply of Inventory	3.1	4.9	+ 58.1%	--	--	--

* 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

