

# Local Market Update for December 2018

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango In Town

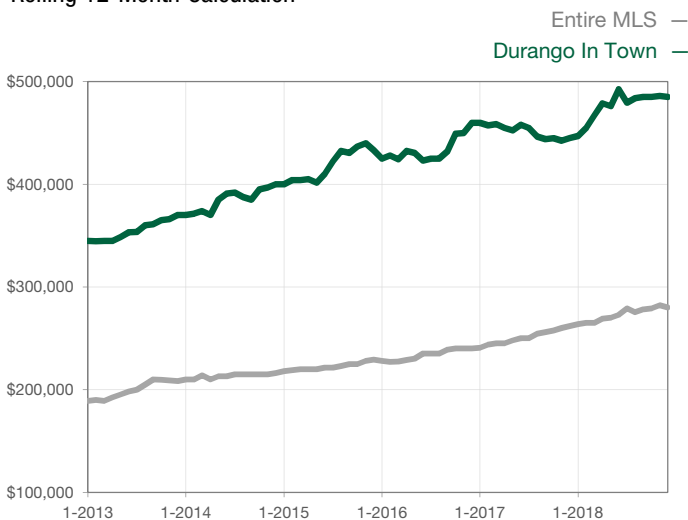
Key Metrics	December			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
New Listings	7	9	+ 28.6%	248	280	+ 12.9%
Sold Listings	20	11	- 45.0%	189	185	- 2.1%
Median Sales Price*	\$548,750	<b>\$480,000</b>	- 12.5%	\$445,000	<b>\$485,000</b>	+ 9.0%
Average Sales Price*	\$594,240	<b>\$613,318</b>	+ 3.2%	\$518,546	<b>\$544,649</b>	+ 5.0%
Percent of List Price Received*	98.1%	<b>96.8%</b>	- 1.3%	98.0%	<b>97.4%</b>	- 0.6%
Days on Market Until Sale	145	<b>147</b>	+ 1.4%	117	<b>107</b>	- 8.5%
Cumulative Days on Market Until Sale	155	<b>180</b>	+ 16.1%	132	<b>118</b>	- 10.6%
Inventory of Homes for Sale	58	<b>71</b>	+ 22.4%	--	--	--
Months Supply of Inventory	3.7	<b>4.6</b>	+ 24.3%	--	--	--

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

Key Metrics	December			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
New Listings	12	15	+ 25.0%	228	250	+ 9.6%
Sold Listings	16	10	- 37.5%	189	191	+ 1.1%
Median Sales Price*	\$341,000	<b>\$296,250</b>	- 13.1%	\$314,900	<b>\$322,500</b>	+ 2.4%
Average Sales Price*	\$314,472	<b>\$276,100</b>	- 12.2%	\$331,373	<b>\$334,839</b>	+ 1.0%
Percent of List Price Received*	98.1%	<b>97.1%</b>	- 1.0%	98.8%	<b>98.2%</b>	- 0.6%
Days on Market Until Sale	142	<b>93</b>	- 34.5%	115	<b>118</b>	+ 2.6%
Cumulative Days on Market Until Sale	142	<b>93</b>	- 34.5%	118	<b>126</b>	+ 6.8%
Inventory of Homes for Sale	49	<b>61</b>	+ 24.5%	--	--	--
Months Supply of Inventory	3.1	<b>3.8</b>	+ 22.6%	--	--	--

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

