

# Local Market Update for December 2018

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Mountain Area

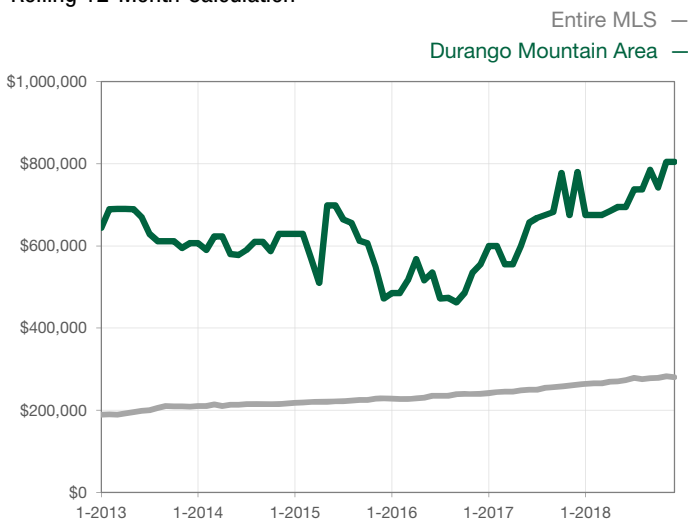
Single Family	December			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	3	2	- 33.3%	44	46	+ 4.5%
Sold Listings	2	0	- 100.0%	13	26	+ 100.0%
Median Sales Price*	\$1,180,000	\$0	- 100.0%	\$780,000	\$804,500	+ 3.1%
Average Sales Price*	\$1,180,000	\$0	- 100.0%	\$997,404	\$1,004,321	+ 0.7%
Percent of List Price Received*	94.3%	0.0%	- 100.0%	92.3%	93.5%	+ 1.3%
Days on Market Until Sale	397	0	- 100.0%	291	235	- 19.2%
Cumulative Days on Market Until Sale	397	0	- 100.0%	350	261	- 25.4%
Inventory of Homes for Sale	27	25	- 7.4%	--	--	--
Months Supply of Inventory	14.5	10.6	- 26.9%	--	--	--

\* 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	December			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	7	10	+ 42.9%	156	134	- 14.1%
Sold Listings	4	8	+ 100.0%	105	105	0.0%
Median Sales Price*	\$281,000	\$139,000	- 50.5%	\$210,000	\$172,000	- 18.1%
Average Sales Price*	\$291,501	\$141,894	- 51.3%	\$267,988	\$229,866	- 14.2%
Percent of List Price Received*	96.0%	95.0%	- 1.0%	95.3%	95.4%	+ 0.1%
Days on Market Until Sale	170	101	- 40.6%	173	145	- 16.2%
Cumulative Days on Market Until Sale	170	101	- 40.6%	193	159	- 17.6%
Inventory of Homes for Sale	67	56	- 16.4%	--	--	--
Months Supply of Inventory	7.7	6.4	- 16.9%	--	--	--

\* 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

