

Local Market Update for February 2019

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

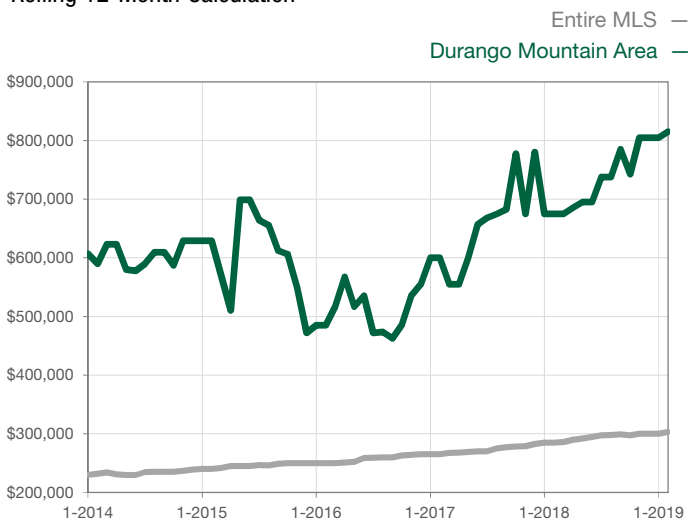
Single Family	February			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
Key Metrics						
New Listings	2	1	- 50.0%	5	4	- 20.0%
Sold Listings	2	1	- 50.0%	3	2	- 33.3%
Median Sales Price*	\$476,500	\$498,000	+ 4.5%	\$612,850	\$554,000	- 9.6%
Average Sales Price*	\$476,500	\$498,000	+ 4.5%	\$521,950	\$554,000	+ 6.1%
Percent of List Price Received*	98.0%	100.0%	+ 2.0%	97.8%	97.0%	- 0.8%
Days on Market Until Sale	19	143	+ 652.6%	192	110	- 42.7%
Cumulative Days on Market Until Sale	19	143	+ 652.6%	192	110	- 42.7%
Inventory of Homes for Sale	26	17	- 34.6%	--	--	--
Months Supply of Inventory	14.9	7.5	- 49.7%	--	--	--

* 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	February			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
Key Metrics						
New Listings	13	15	+ 15.4%	21	30	+ 42.9%
Sold Listings	9	9	0.0%	15	15	0.0%
Median Sales Price*	\$152,500	\$135,000	- 11.5%	\$140,000	\$168,000	+ 20.0%
Average Sales Price*	\$216,500	\$160,222	- 26.0%	\$212,933	\$193,167	- 9.3%
Percent of List Price Received*	93.9%	95.6%	+ 1.8%	92.9%	95.1%	+ 2.4%
Days on Market Until Sale	96	80	- 16.7%	169	115	- 32.0%
Cumulative Days on Market Until Sale	204	80	- 60.8%	223	115	- 48.4%
Inventory of Homes for Sale	67	62	- 7.5%	--	--	--
Months Supply of Inventory	7.7	7.1	- 7.8%	--	--	--

* 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

