

Local Market Update for May 2019

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

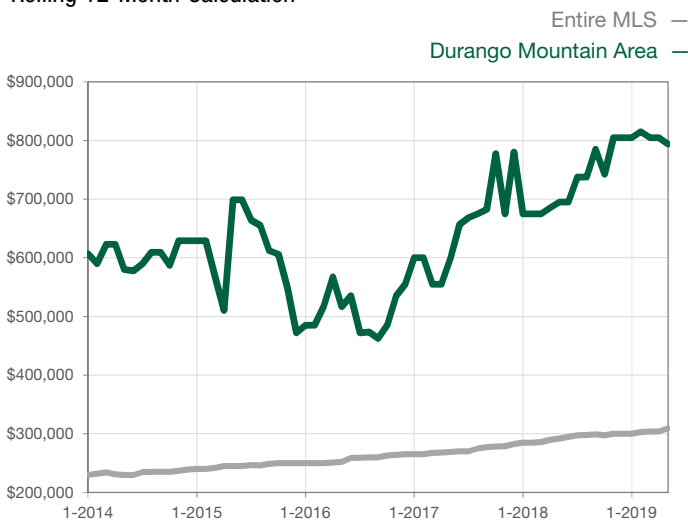
Single Family	May			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 05-2018	Thru 05-2019	Percent Change from Previous Year
Key Metrics						
New Listings	8	7	- 12.5%	24	20	- 16.7%
Sold Listings	3	2	- 33.3%	9	4	- 55.6%
Median Sales Price*	\$940,000	\$830,000	- 11.7%	\$695,000	\$647,500	- 6.8%
Average Sales Price*	\$883,000	\$830,000	- 6.0%	\$812,872	\$692,000	- 14.9%
Percent of List Price Received*	94.3%	98.1%	+ 4.0%	97.1%	97.5%	+ 0.4%
Days on Market Until Sale	223	74	- 66.8%	237	92	- 61.2%
Cumulative Days on Market Until Sale	223	74	- 66.8%	237	92	- 61.2%
Inventory of Homes for Sale	36	27	- 25.0%	--	--	--
Months Supply of Inventory	18.9	11.6	- 38.6%	--	--	--

* 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	May			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 05-2018	Thru 05-2019	Percent Change from Previous Year
Key Metrics						
New Listings	13	19	+ 46.2%	60	68	+ 13.3%
Sold Listings	8	13	+ 62.5%	42	49	+ 16.7%
Median Sales Price*	\$109,250	\$300,000	+ 174.6%	\$154,500	\$242,500	+ 57.0%
Average Sales Price*	\$145,563	\$321,762	+ 121.0%	\$186,652	\$278,438	+ 49.2%
Percent of List Price Received*	96.7%	97.0%	+ 0.3%	95.0%	96.0%	+ 1.1%
Days on Market Until Sale	124	119	- 4.0%	167	133	- 20.4%
Cumulative Days on Market Until Sale	124	162	+ 30.6%	196	158	- 19.4%
Inventory of Homes for Sale	73	58	- 20.5%	--	--	--
Months Supply of Inventory	7.8	6.2	- 20.5%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

