

Local Market Update for July 2019

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

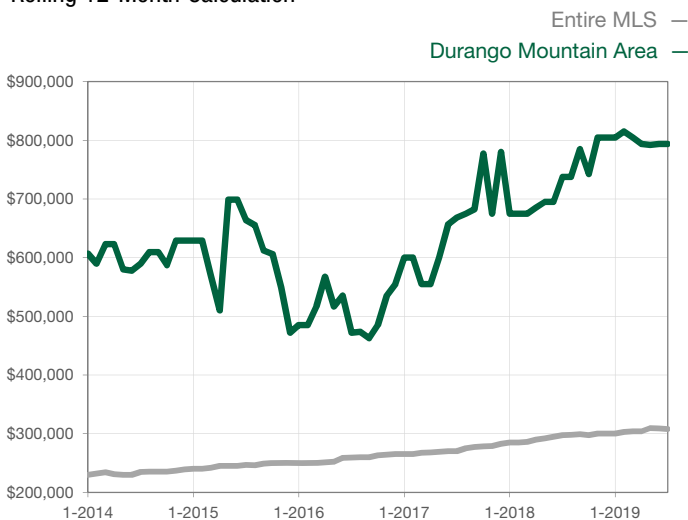
Single Family	July			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 07-2018	Thru 07-2019	Percent Change from Previous Year
Key Metrics						
New Listings	2	10	+ 400.0%	32	41	+ 28.1%
Sold Listings	1	1	0.0%	11	6	- 45.5%
Median Sales Price*	\$815,000	\$1,199,000	+ 47.1%	\$695,000	\$647,500	- 6.8%
Average Sales Price*	\$815,000	\$1,199,000	+ 47.1%	\$762,805	\$747,833	- 2.0%
Percent of List Price Received*	92.1%	92.2%	+ 0.1%	96.9%	95.9%	- 1.0%
Days on Market Until Sale	109	48	- 56.0%	209	81	- 61.2%
Cumulative Days on Market Until Sale	109	315	+ 189.0%	209	126	- 39.7%
Inventory of Homes for Sale	35	34	- 2.9%	--	--	--
Months Supply of Inventory	19.3	14.6	- 24.4%	--	--	--

* 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		
	2018	2019	Percent Change from Previous Year	Thru 07-2018	Thru 07-2019	Percent Change from Previous Year
Key Metrics						
New Listings	9	22	+ 144.4%	76	107	+ 40.8%
Sold Listings	9	14	+ 55.6%	56	68	+ 21.4%
Median Sales Price*	\$310,000	\$132,500	- 57.3%	\$154,750	\$221,500	+ 43.1%
Average Sales Price*	\$290,133	\$205,765	- 29.1%	\$208,298	\$268,848	+ 29.1%
Percent of List Price Received*	94.1%	95.3%	+ 1.3%	94.8%	95.9%	+ 1.2%
Days on Market Until Sale	162	98	- 39.5%	168	126	- 25.0%
Cumulative Days on Market Until Sale	162	117	- 27.8%	193	148	- 23.3%
Inventory of Homes for Sale	64	69	+ 7.8%	--	--	--
Months Supply of Inventory	6.8	7.1	+ 4.4%	--	--	--

* 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

