

Local Market Update for October 2018

A Research Tool Provided by the Colorado Association of REALTORS®

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Your Agent is a REALTOR®

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are the same!



San Juan County

Contact the Durango Area Association of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

Single Family

	October			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
New Listings	3	1	- 66.7%	31	29	- 6.5%
Sold Listings	2	0	- 100.0%	16	8	- 50.0%
Median Sales Price*	\$296,250	\$0	- 100.0%	\$229,500	\$251,250	+ 9.5%
Average Sales Price*	\$296,250	\$0	- 100.0%	\$268,758	\$284,794	+ 6.0%
Percent of List Price Received*	94.9%	0.0%	- 100.0%	92.3%	97.6%	+ 5.7%
Days on Market Until Sale	155	0	- 100.0%	219	220	+ 0.5%
Inventory of Homes for Sale	25	27	+ 8.0%	--	--	--
Months Supply of Inventory	14.7	21.6	+ 46.9%	--	--	--

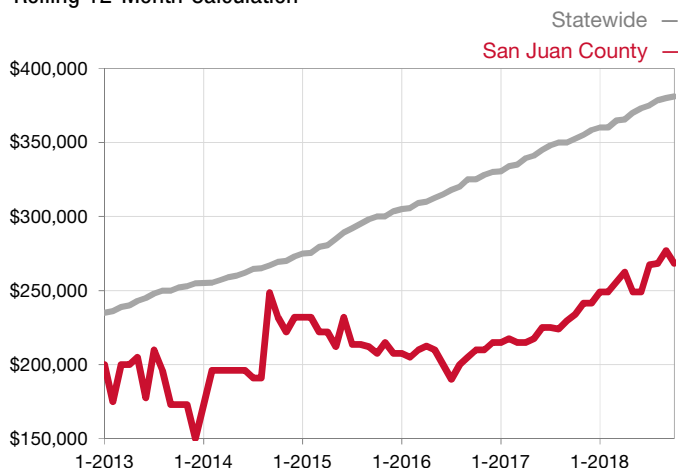
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo

	October			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
New Listings	0	1	--	14	12	- 14.3%
Sold Listings	4	1	- 75.0%	16	9	- 43.8%
Median Sales Price*	\$148,750	\$172,000	+ 15.6%	\$168,750	\$184,000	+ 9.0%
Average Sales Price*	\$141,600	\$172,000	+ 21.5%	\$207,194	\$214,289	+ 3.4%
Percent of List Price Received*	95.2%	95.6%	+ 0.4%	95.4%	95.7%	+ 0.3%
Days on Market Until Sale	217	168	- 22.6%	156	145	- 7.1%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.9	2.3	+ 155.6%	--	--	--

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

Median Sales Price – Single Family Rolling 12-Month Calculation



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

