Local Market Update for July 2015

A Research Tool Provided by the Colorado Association of REALTORS®

Durango Mountain Area

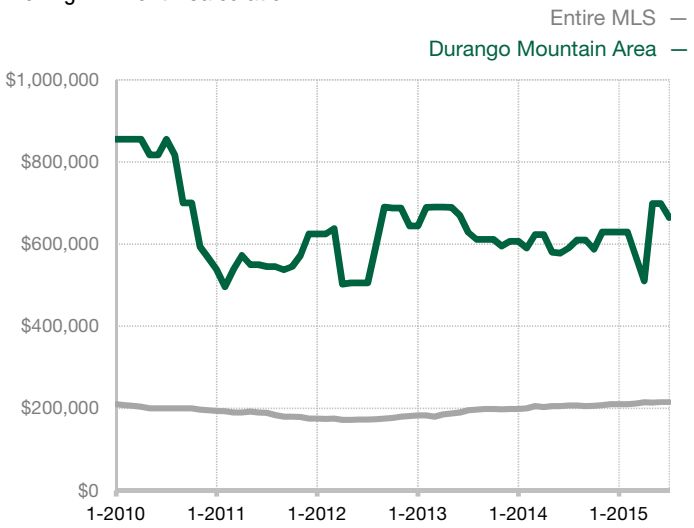
Single Family	July			Year to Date		
Key Metrics	**2014**	**2015**	Percent Change from Previous Year	**Thru 07-2014**	**Thru 07-2015**	Percent Change from Previous Year
New Listings	6	**7**	+ 16.7%	39	**33**	- 15.4%
Sold Listings	2	**1**	- 50.0%	15	**6**	- 60.0%
Median Sales Price*	$955,000	**$612,000**	- 35.9%	$485,000	**$555,000**	+ 14.4%
Average Sales Price*	$955,000	**$612,000**	- 35.9%	$773,923	**$764,833**	- 1.2%
Percent of List Price Received*	93.7%	**95.8%**	+ 2.2%	94.5%	**94.0%**	- 0.5%
Days on Market Until Sale	215	**249**	+ 15.8%	225	**220**	- 2.2%
Cumulative Days on Market Until Sale	215	**249**	+ 15.8%	279	**203**	- 27.2%
Inventory of Homes for Sale	38	**43**	+ 13.2%	--	**--**	--
Months Supply of Inventory	9.9	**21.5**	+ 117.2%	--	**--**	--

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

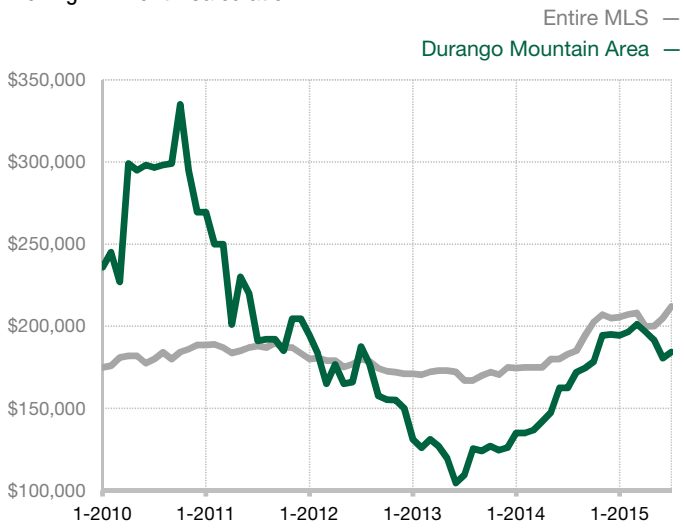
Townhouse-Condo	July			Year to Date		
Key Metrics	**2014**	**2015**	Percent Change from Previous Year	**Thru 07-2014**	**Thru 07-2015**	Percent Change from Previous Year
New Listings	14	**17**	+ 21.4%	126	**80**	- 36.5%
Sold Listings	11	**4**	- 63.6%	44	**37**	- 15.9%
Median Sales Price*	$144,900	**$102,000**	- 29.6%	$170,000	**$144,900**	- 14.8%
Average Sales Price*	$351,936	**$157,250**	- 55.3%	$276,500	**$267,341**	- 3.3%
Percent of List Price Received*	93.7%	**97.4%**	+ 3.9%	94.1%	**93.7%**	- 0.4%
Days on Market Until Sale	107	**210**	+ 96.3%	143	**236**	+ 65.0%
Cumulative Days on Market Until Sale	118	**210**	+ 78.0%	178	**265**	+ 48.9%
Inventory of Homes for Sale	117	**111**	- 5.1%	--	**--**	--
Months Supply of Inventory	16.1	**18.0**	+ 11.8%	--	**--**	--

* 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



Current as of August 12, 2015. All data from the Colorado Real Estate Network. Copyright 2013 Colorado Real Estate Network. Powered by 10K Research and Marketing.