

Local Market Update for February 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

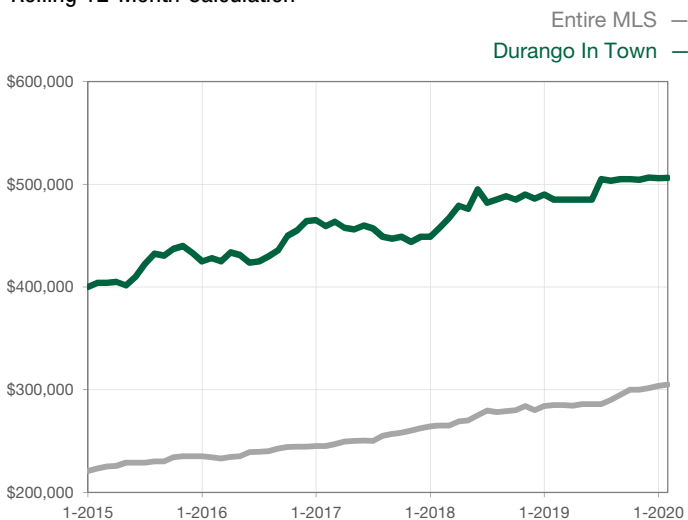
Key Metrics	February			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 02-2019	Thru 02-2020	Percent Change from Previous Year
New Listings	14	19	+ 35.7%	24	34	+ 41.7%
Sold Listings	5	12	+ 140.0%	13	22	+ 69.2%
Median Sales Price*	\$478,000	\$507,000	+ 6.1%	\$499,500	\$493,500	- 1.2%
Average Sales Price*	\$481,380	\$656,975	+ 36.5%	\$548,569	\$583,555	+ 6.4%
Percent of List Price Received*	98.5%	97.3%	- 1.2%	97.4%	97.4%	0.0%
Days on Market Until Sale	139	143	+ 2.9%	108	126	+ 16.7%
Cumulative Days on Market Until Sale	168	156	- 7.1%	150	137	- 8.7%
Inventory of Homes for Sale	60	77	+ 28.3%	--	--	--
Months Supply of Inventory	4.0	5.3	+ 32.5%	--	--	--

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

Key Metrics	February			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 02-2019	Thru 02-2020	Percent Change from Previous Year
New Listings	19	14	- 26.3%	33	25	- 24.2%
Sold Listings	9	6	- 33.3%	23	15	- 34.8%
Median Sales Price*	\$339,900	\$347,500	+ 2.2%	\$333,000	\$367,000	+ 10.2%
Average Sales Price*	\$392,200	\$332,500	- 15.2%	\$326,126	\$366,167	+ 12.3%
Percent of List Price Received*	98.6%	97.5%	- 1.1%	98.2%	97.1%	- 1.1%
Days on Market Until Sale	200	148	- 26.0%	151	174	+ 15.2%
Cumulative Days on Market Until Sale	200	255	+ 27.5%	160	253	+ 58.1%
Inventory of Homes for Sale	62	68	+ 9.7%	--	--	--
Months Supply of Inventory	3.9	4.6	+ 17.9%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

