

# Local Market Update for February 2020

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Mountain Area

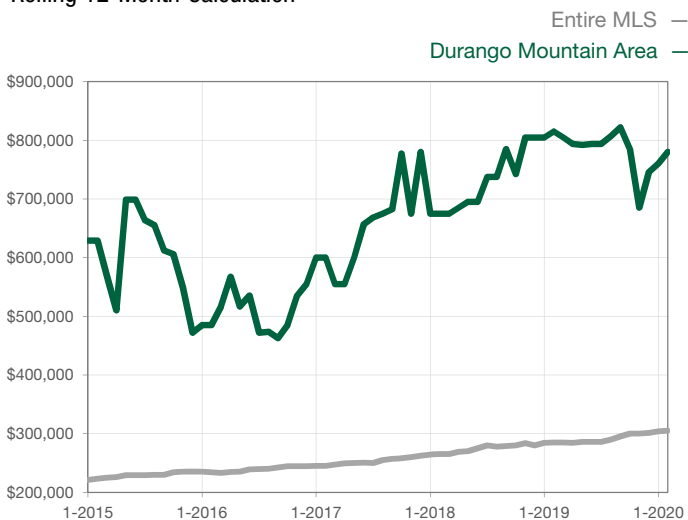
| Key Metrics                          | February  |                    |                                   | Year to Date |                  |                                   |
|--------------------------------------|-----------|--------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                      | 2019      | 2020               | Percent Change from Previous Year | Thru 02-2019 | Thru 02-2020     | Percent Change from Previous Year |
| New Listings                         | 2         | 5                  | + 150.0%                          | 5            | 8                | + 60.0%                           |
| Sold Listings                        | 1         | 3                  | + 200.0%                          | 2            | 7                | + 250.0%                          |
| Median Sales Price*                  | \$498,000 | <b>\$875,000</b>   | + 75.7%                           | \$554,000    | <b>\$810,000</b> | + 46.2%                           |
| Average Sales Price*                 | \$498,000 | <b>\$1,008,000</b> | + 102.4%                          | \$554,000    | <b>\$869,397</b> | + 56.9%                           |
| Percent of List Price Received*      | 100.0%    | <b>91.3%</b>       | - 8.7%                            | 97.0%        | <b>96.3%</b>     | - 0.7%                            |
| Days on Market Until Sale            | 143       | <b>67</b>          | - 53.1%                           | 110          | <b>97</b>        | - 11.8%                           |
| Cumulative Days on Market Until Sale | 143       | <b>245</b>         | + 71.3%                           | 110          | <b>209</b>       | + 90.0%                           |
| Inventory of Homes for Sale          | 19        | <b>23</b>          | + 21.1%                           | --           | --               | --                                |
| Months Supply of Inventory           | 8.4       | <b>9.2</b>         | + 9.5%                            | --           | --               | --                                |

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

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|--------------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                      | 2019      | 2020             | Percent Change from Previous Year | Thru 02-2019 | Thru 02-2020     | Percent Change from Previous Year |
| New Listings                         | 15        | 6                | - 60.0%                           | 30           | 28               | - 6.7%                            |
| Sold Listings                        | 9         | 9                | 0.0%                              | 15           | 14               | - 6.7%                            |
| Median Sales Price*                  | \$135,000 | <b>\$135,000</b> | 0.0%                              | \$168,000    | <b>\$173,500</b> | + 3.3%                            |
| Average Sales Price*                 | \$160,222 | <b>\$372,000</b> | + 132.2%                          | \$193,167    | <b>\$406,886</b> | + 110.6%                          |
| Percent of List Price Received*      | 95.6%     | <b>96.0%</b>     | + 0.4%                            | 95.1%        | <b>96.6%</b>     | + 1.6%                            |
| Days on Market Until Sale            | 80        | <b>201</b>       | + 151.3%                          | 115          | <b>153</b>       | + 33.0%                           |
| Cumulative Days on Market Until Sale | 80        | <b>205</b>       | + 156.3%                          | 115          | <b>164</b>       | + 42.6%                           |
| Inventory of Homes for Sale          | 63        | <b>59</b>        | - 6.3%                            | --           | --               | --                                |
| Months Supply of Inventory           | 7.2       | <b>5.9</b>       | - 18.1%                           | --           | --               | --                                |

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

