

# Local Market Update for March 2020

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango In Town

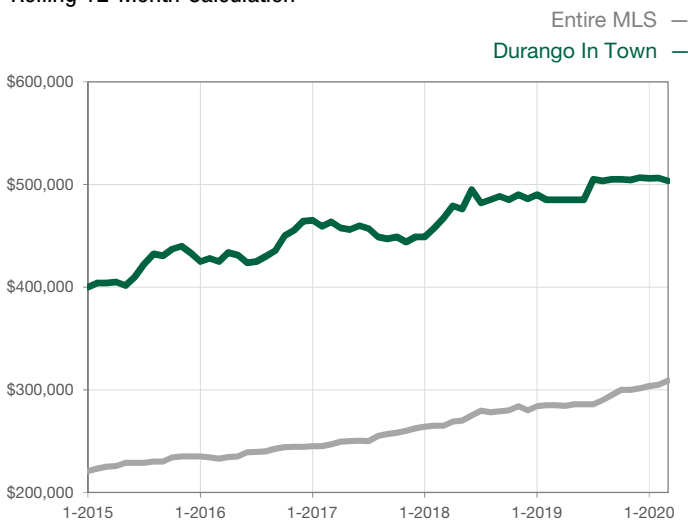
Single Family	March			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 03-2019	Thru 03-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	21	24	+ 14.3%	45	58	+ 28.9%
Sold Listings	14	12	- 14.3%	27	34	+ 25.9%
Median Sales Price*	\$595,000	<b>\$468,000</b>	- 21.3%	\$522,000	<b>\$482,000</b>	- 7.7%
Average Sales Price*	\$579,783	<b>\$562,000</b>	- 3.1%	\$564,754	<b>\$575,947</b>	+ 2.0%
Percent of List Price Received*	96.8%	<b>97.7%</b>	+ 0.9%	97.1%	<b>97.5%</b>	+ 0.4%
Days on Market Until Sale	165	<b>136</b>	- 17.6%	138	<b>129</b>	- 6.5%
Cumulative Days on Market Until Sale	165	<b>136</b>	- 17.6%	158	<b>137</b>	- 13.3%
Inventory of Homes for Sale	61	<b>75</b>	+ 23.0%	--	--	--
Months Supply of Inventory	4.1	<b>5.2</b>	+ 26.8%	--	--	--

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

Townhouse/Condo	March			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 03-2019	Thru 03-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	22	24	+ 9.1%	55	49	- 10.9%
Sold Listings	13	14	+ 7.7%	36	29	- 19.4%
Median Sales Price*	\$325,000	<b>\$338,688</b>	+ 4.2%	\$329,000	<b>\$345,000</b>	+ 4.9%
Average Sales Price*	\$385,081	<b>\$326,425</b>	- 15.2%	\$347,415	<b>\$346,981</b>	- 0.1%
Percent of List Price Received*	98.8%	<b>97.4%</b>	- 1.4%	98.4%	<b>97.2%</b>	- 1.2%
Days on Market Until Sale	110	<b>131</b>	+ 19.1%	136	<b>153</b>	+ 12.5%
Cumulative Days on Market Until Sale	118	<b>146</b>	+ 23.7%	145	<b>201</b>	+ 38.6%
Inventory of Homes for Sale	63	<b>72</b>	+ 14.3%	--	--	--
Months Supply of Inventory	3.9	<b>4.9</b>	+ 25.6%	--	--	--

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



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

