

# Local Market Update for April 2020

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango In Town

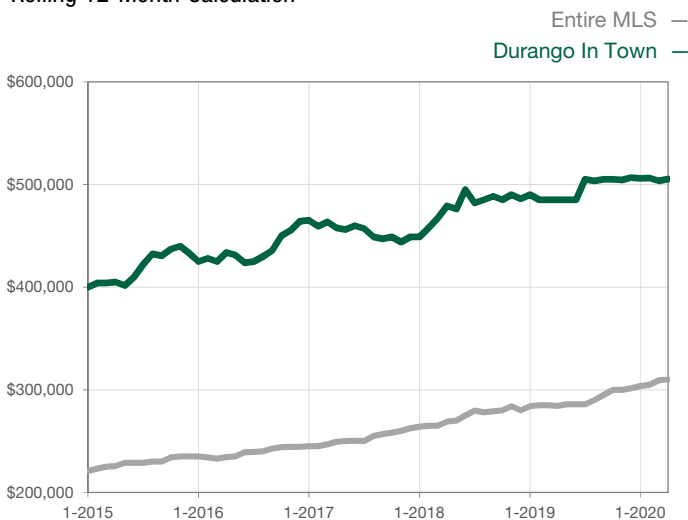
Single Family	April			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 04-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	38	15	- 60.5%	83	74	- 10.8%
Sold Listings	12	9	- 25.0%	39	43	+ 10.3%
Median Sales Price*	\$492,000	<b>\$501,000</b>	+ 1.8%	\$501,420	<b>\$490,000</b>	- 2.3%
Average Sales Price*	\$507,993	<b>\$539,089</b>	+ 6.1%	\$547,289	<b>\$568,233</b>	+ 3.8%
Percent of List Price Received*	98.0%	<b>99.7%</b>	+ 1.7%	97.4%	<b>98.0%</b>	+ 0.6%
Days on Market Until Sale	106	<b>153</b>	+ 44.3%	128	<b>134</b>	+ 4.7%
Cumulative Days on Market Until Sale	112	<b>166</b>	+ 48.2%	144	<b>143</b>	- 0.7%
Inventory of Homes for Sale	76	<b>75</b>	- 1.3%	--	--	--
Months Supply of Inventory	5.1	<b>5.3</b>	+ 3.9%	--	--	--

\* 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	April			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 04-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	28	8	- 71.4%	83	57	- 31.3%
Sold Listings	26	12	- 53.8%	62	41	- 33.9%
Median Sales Price*	\$317,225	<b>\$396,000</b>	+ 24.8%	\$319,775	<b>\$355,000</b>	+ 11.0%
Average Sales Price*	\$333,442	<b>\$401,853</b>	+ 20.5%	\$341,555	<b>\$363,041</b>	+ 6.3%
Percent of List Price Received*	98.3%	<b>97.6%</b>	- 0.7%	98.4%	<b>97.3%</b>	- 1.1%
Days on Market Until Sale	166	<b>162</b>	- 2.4%	149	<b>156</b>	+ 4.7%
Cumulative Days on Market Until Sale	187	<b>248</b>	+ 32.6%	163	<b>215</b>	+ 31.9%
Inventory of Homes for Sale	70	<b>79</b>	+ 12.9%	--	--	--
Months Supply of Inventory	4.0	<b>5.8</b>	+ 45.0%	--	--	--

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



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

