

Local Market Update for April 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

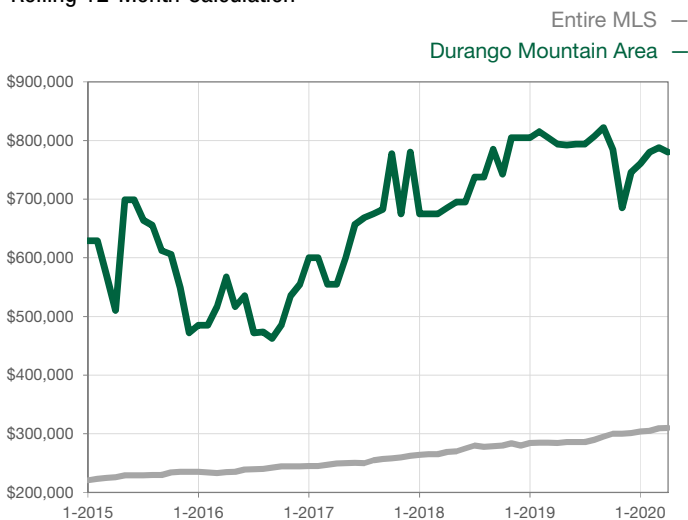
| Single Family | April | | | Year to Date | | |
|--------------------------------------|-----------|--------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2019 | 2020 | Percent Change from Previous Year | Thru 04-2019 | Thru 04-2020 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 6 | 1 | - 83.3% | 14 | 11 | - 21.4% |
| Sold Listings | 1 | 4 | + 300.0% | 3 | 12 | + 300.0% |
| Median Sales Price* | \$520,000 | \$695,000 | + 33.7% | \$520,000 | \$799,000 | + 53.7% |
| Average Sales Price* | \$520,000 | \$1,089,091 | + 109.4% | \$542,667 | \$972,262 | + 79.2% |
| Percent of List Price Received* | 93.2% | 94.0% | + 0.9% | 95.7% | 95.7% | 0.0% |
| Days on Market Until Sale | 70 | 158 | + 125.7% | 97 | 157 | + 61.9% |
| Cumulative Days on Market Until Sale | 70 | 289 | + 312.9% | 97 | 266 | + 174.2% |
| Inventory of Homes for Sale | 22 | 21 | - 4.5% | -- | -- | -- |
| Months Supply of Inventory | 9.6 | 8.0 | - 16.7% | -- | -- | -- |

* 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 |
| Key Metrics | | | | | | |
| New Listings | 6 | 10 | + 66.7% | 49 | 46 | - 6.1% |
| Sold Listings | 12 | 6 | - 50.0% | 36 | 25 | - 30.6% |
| Median Sales Price* | \$359,950 | \$178,200 | - 50.5% | \$228,250 | \$230,000 | + 0.8% |
| Average Sales Price* | \$378,442 | \$298,233 | - 21.2% | \$262,793 | \$385,352 | + 46.6% |
| Percent of List Price Received* | 97.0% | 96.3% | - 0.7% | 95.7% | 96.9% | + 1.3% |
| Days on Market Until Sale | 186 | 104 | - 44.1% | 138 | 124 | - 10.1% |
| Cumulative Days on Market Until Sale | 233 | 104 | - 55.4% | 157 | 129 | - 17.8% |
| Inventory of Homes for Sale | 53 | 61 | + 15.1% | -- | -- | -- |
| Months Supply of Inventory | 5.9 | 6.6 | + 11.9% | -- | -- | -- |

* 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

