

Local Market Update for May 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

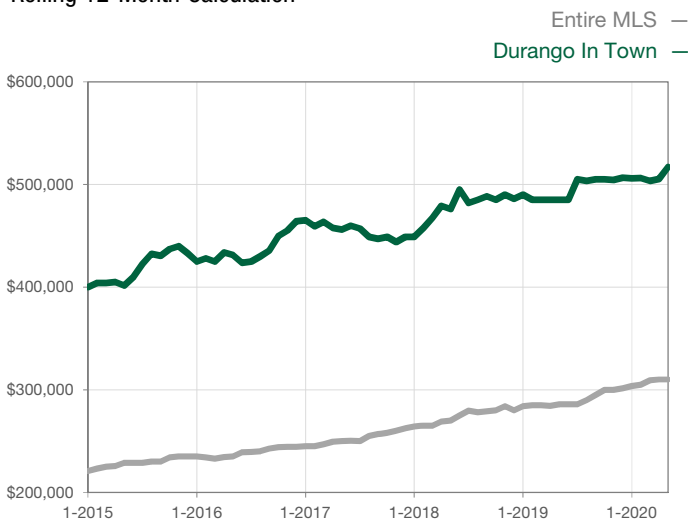
Single Family	May			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
Key Metrics						
New Listings	25	23	- 8.0%	108	97	- 10.2%
Sold Listings	14	15	+ 7.1%	53	58	+ 9.4%
Median Sales Price*	\$448,000	\$447,000	- 0.2%	\$485,000	\$489,450	+ 0.9%
Average Sales Price*	\$508,625	\$525,634	+ 3.3%	\$537,076	\$557,216	+ 3.7%
Percent of List Price Received*	97.6%	96.5%	- 1.1%	97.4%	97.6%	+ 0.2%
Days on Market Until Sale	162	148	- 8.6%	137	138	+ 0.7%
Cumulative Days on Market Until Sale	162	165	+ 1.9%	149	149	0.0%
Inventory of Homes for Sale	84	80	- 4.8%	--	--	--
Months Supply of Inventory	5.8	5.6	- 3.4%	--	--	--

* 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	May			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
Key Metrics						
New Listings	38	23	- 39.5%	121	81	- 33.1%
Sold Listings	11	9	- 18.2%	73	50	- 31.5%
Median Sales Price*	\$314,900	\$255,000	- 19.0%	\$319,550	\$347,500	+ 8.7%
Average Sales Price*	\$341,264	\$289,044	- 15.3%	\$341,512	\$349,722	+ 2.4%
Percent of List Price Received*	98.4%	98.0%	- 0.4%	98.4%	97.5%	- 0.9%
Days on Market Until Sale	61	155	+ 154.1%	136	156	+ 14.7%
Cumulative Days on Market Until Sale	61	159	+ 160.7%	147	205	+ 39.5%
Inventory of Homes for Sale	82	77	- 6.1%	--	--	--
Months Supply of Inventory	5.0	5.7	+ 14.0%	--	--	--

* 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

