

Local Market Update for May 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

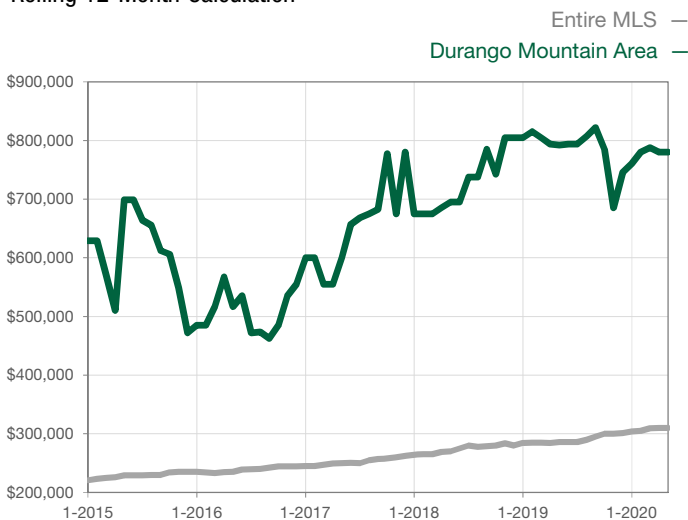
Single Family	May			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
Key Metrics						
New Listings	7	3	- 57.1%	21	14	- 33.3%
Sold Listings	2	0	- 100.0%	5	12	+ 140.0%
Median Sales Price*	\$830,000	\$0	- 100.0%	\$610,000	\$799,000	+ 31.0%
Average Sales Price*	\$830,000	\$0	- 100.0%	\$657,600	\$972,262	+ 47.9%
Percent of List Price Received*	98.1%	0.0%	- 100.0%	96.7%	95.7%	- 1.0%
Days on Market Until Sale	74	0	- 100.0%	88	157	+ 78.4%
Cumulative Days on Market Until Sale	74	0	- 100.0%	88	266	+ 202.3%
Inventory of Homes for Sale	29	24	- 17.2%	--	--	--
Months Supply of Inventory	13.2	8.9	- 32.6%	--	--	--

* 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	20	8	- 60.0%	69	54	- 21.7%
Sold Listings	13	3	- 76.9%	49	28	- 42.9%
Median Sales Price*	\$300,000	\$89,000	- 70.3%	\$242,500	\$213,500	- 12.0%
Average Sales Price*	\$321,762	\$302,333	- 6.0%	\$278,438	\$376,457	+ 35.2%
Percent of List Price Received*	97.0%	96.5%	- 0.5%	96.0%	96.9%	+ 0.9%
Days on Market Until Sale	119	65	- 45.4%	133	118	- 11.3%
Cumulative Days on Market Until Sale	162	65	- 59.9%	158	122	- 22.8%
Inventory of Homes for Sale	59	61	+ 3.4%	--	--	--
Months Supply of Inventory	6.3	7.2	+ 14.3%	--	--	--

* 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

