

Local Market Update for July 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

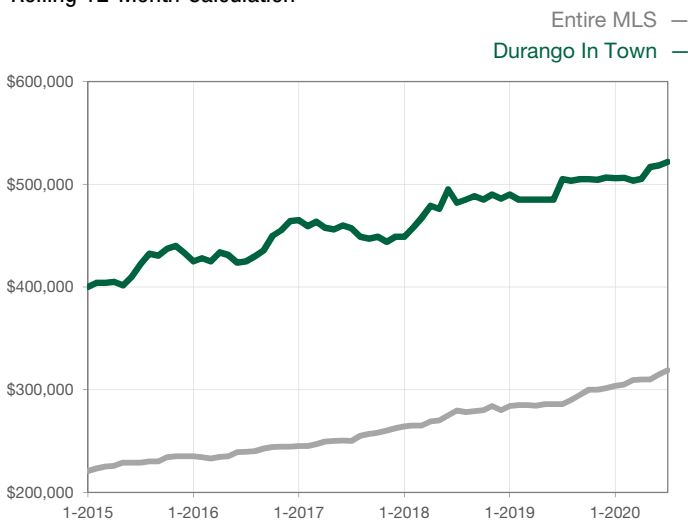
Single Family	July			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
Key Metrics						
New Listings	27	23	- 14.8%	162	159	- 1.9%
Sold Listings	22	23	+ 4.5%	84	105	+ 25.0%
Median Sales Price*	\$507,014	\$545,000	+ 7.5%	\$499,250	\$517,000	+ 3.6%
Average Sales Price*	\$646,512	\$611,961	- 5.3%	\$570,366	\$585,659	+ 2.7%
Percent of List Price Received*	97.8%	98.1%	+ 0.3%	97.6%	97.6%	0.0%
Days on Market Until Sale	124	161	+ 29.8%	129	148	+ 14.7%
Cumulative Days on Market Until Sale	131	191	+ 45.8%	138	168	+ 21.7%
Inventory of Homes for Sale	94	73	- 22.3%	--	--	--
Months Supply of Inventory	6.9	4.7	- 31.9%	--	--	--

* 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	July			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
Key Metrics						
New Listings	32	21	- 34.4%	187	134	- 28.3%
Sold Listings	35	24	- 31.4%	130	89	- 31.5%
Median Sales Price*	\$324,000	\$338,750	+ 4.6%	\$325,000	\$340,000	+ 4.6%
Average Sales Price*	\$335,763	\$359,414	+ 7.0%	\$343,123	\$348,975	+ 1.7%
Percent of List Price Received*	98.9%	98.6%	- 0.3%	98.4%	97.8%	- 0.6%
Days on Market Until Sale	116	101	- 12.9%	130	132	+ 1.5%
Cumulative Days on Market Until Sale	135	100	- 25.9%	142	162	+ 14.1%
Inventory of Homes for Sale	101	73	- 27.7%	--	--	--
Months Supply of Inventory	5.6	6.1	+ 8.9%	--	--	--

* 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

