

# Local Market Update for July 2020

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Mountain Area

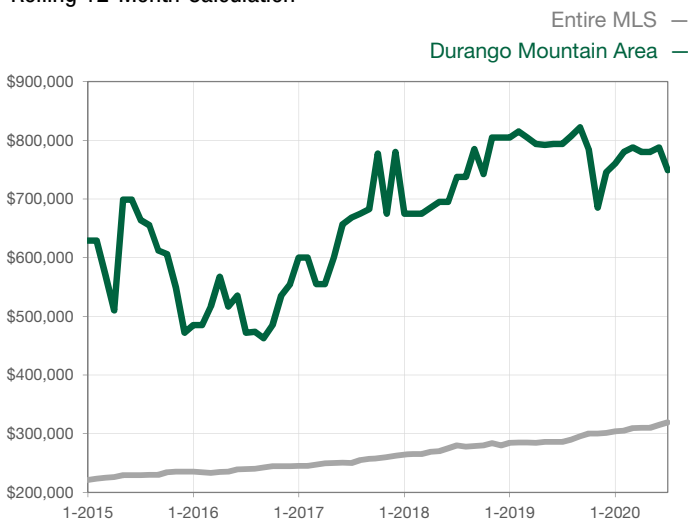
Single Family	July			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	9	7	- 22.2%	39	33	- 15.4%
Sold Listings	1	3	+ 200.0%	6	16	+ 166.7%
Median Sales Price*	\$1,199,000	<b>\$539,000</b>	- 55.0%	\$647,500	<b>\$766,500</b>	+ 18.4%
Average Sales Price*	\$1,199,000	<b>\$411,667</b>	- 65.7%	\$747,833	<b>\$895,134</b>	+ 19.7%
Percent of List Price Received*	92.2%	<b>99.0%</b>	+ 7.4%	95.9%	<b>96.1%</b>	+ 0.2%
Days on Market Until Sale	48	<b>126</b>	+ 162.5%	81	<b>157</b>	+ 93.8%
Cumulative Days on Market Until Sale	315	<b>185</b>	- 41.3%	126	<b>250</b>	+ 98.4%
Inventory of Homes for Sale	34	<b>23</b>	- 32.4%	--	--	--
Months Supply of Inventory	14.6	<b>8.4</b>	- 42.5%	--	--	--

\* 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
<b>Key Metrics</b>						
New Listings	22	19	- 13.6%	109	93	- 14.7%
Sold Listings	15	18	+ 20.0%	69	49	- 29.0%
Median Sales Price*	\$130,000	<b>\$330,500</b>	+ 154.2%	\$218,000	<b>\$322,000</b>	+ 47.7%
Average Sales Price*	\$197,781	<b>\$348,194</b>	+ 76.1%	\$266,198	<b>\$383,739</b>	+ 44.2%
Percent of List Price Received*	95.3%	<b>95.2%</b>	- 0.1%	95.9%	<b>96.2%</b>	+ 0.3%
Days on Market Until Sale	95	<b>112</b>	+ 17.9%	125	<b>112</b>	- 10.4%
Cumulative Days on Market Until Sale	114	<b>128</b>	+ 12.3%	147	<b>120</b>	- 18.4%
Inventory of Homes for Sale	72	<b>51</b>	- 29.2%	--	--	--
Months Supply of Inventory	7.3	<b>6.0</b>	- 17.8%	--	--	--

\* 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

