

Local Market Update for August 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

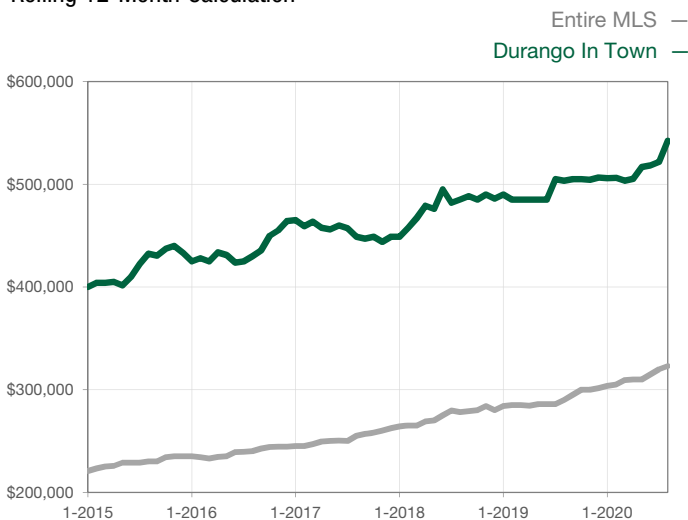
| Single Family | August | | | Year to Date | | |
|--------------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2019 | 2020 | Percent Change from Previous Year | Thru 08-2019 | Thru 08-2020 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 28 | 28 | 0.0% | 190 | 188 | - 1.1% |
| Sold Listings | 14 | 24 | + 71.4% | 98 | 129 | + 31.6% |
| Median Sales Price* | \$467,500 | \$612,000 | + 30.9% | \$494,000 | \$550,000 | + 11.3% |
| Average Sales Price* | \$519,179 | \$728,978 | + 40.4% | \$563,053 | \$612,323 | + 8.8% |
| Percent of List Price Received* | 97.8% | 97.1% | - 0.7% | 97.6% | 97.5% | - 0.1% |
| Days on Market Until Sale | 134 | 111 | - 17.2% | 130 | 142 | + 9.2% |
| Cumulative Days on Market Until Sale | 134 | 129 | - 3.7% | 138 | 161 | + 16.7% |
| Inventory of Homes for Sale | 97 | 60 | - 38.1% | -- | -- | -- |
| Months Supply of Inventory | 7.5 | 3.7 | - 50.7% | -- | -- | -- |

* 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 | August | | | Year to Date | | |
|--------------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2019 | 2020 | Percent Change from Previous Year | Thru 08-2019 | Thru 08-2020 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 23 | 13 | - 43.5% | 210 | 150 | - 28.6% |
| Sold Listings | 11 | 25 | + 127.3% | 141 | 114 | - 19.1% |
| Median Sales Price* | \$275,000 | \$360,000 | + 30.9% | \$325,000 | \$340,000 | + 4.6% |
| Average Sales Price* | \$315,446 | \$360,250 | + 14.2% | \$340,964 | \$351,448 | + 3.1% |
| Percent of List Price Received* | 98.6% | 97.9% | - 0.7% | 98.4% | 97.8% | - 0.6% |
| Days on Market Until Sale | 59 | 161 | + 172.9% | 124 | 138 | + 11.3% |
| Cumulative Days on Market Until Sale | 59 | 178 | + 201.7% | 136 | 166 | + 22.1% |
| Inventory of Homes for Sale | 102 | 50 | - 51.0% | -- | -- | -- |
| Months Supply of Inventory | 6.2 | 3.8 | - 38.7% | -- | -- | -- |

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

