

Local Market Update for August 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

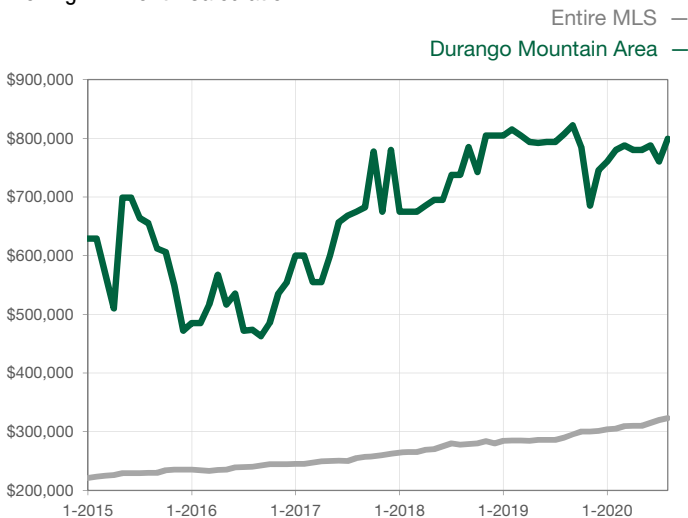
Key Metrics	August			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
New Listings	2	7	+ 250.0%	41	39	- 4.9%
Sold Listings	5	5	0.0%	11	20	+ 81.8%
Median Sales Price*	\$950,000	\$1,150,000	+ 21.1%	\$685,000	\$922,500	+ 34.7%
Average Sales Price*	\$865,600	\$1,549,400	+ 79.0%	\$801,364	\$1,102,107	+ 37.5%
Percent of List Price Received*	97.4%	86.7%	- 11.0%	96.6%	93.6%	- 3.1%
Days on Market Until Sale	184	264	+ 43.5%	122	190	+ 55.7%
Cumulative Days on Market Until Sale	184	264	+ 43.5%	149	264	+ 77.2%
Inventory of Homes for Sale	33	17	- 48.5%	--	--	--
Months Supply of Inventory	12.4	6.4	- 48.4%	--	--	--

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

Key Metrics	August			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
New Listings	10	18	+ 80.0%	119	112	- 5.9%
Sold Listings	10	19	+ 90.0%	79	68	- 13.9%
Median Sales Price*	\$190,000	\$335,675	+ 76.7%	\$215,000	\$328,350	+ 52.7%
Average Sales Price*	\$285,290	\$401,899	+ 40.9%	\$268,615	\$388,813	+ 44.7%
Percent of List Price Received*	97.0%	97.7%	+ 0.7%	96.1%	96.6%	+ 0.5%
Days on Market Until Sale	118	149	+ 26.3%	124	122	- 1.6%
Cumulative Days on Market Until Sale	118	165	+ 39.8%	143	132	- 7.7%
Inventory of Homes for Sale	61	32	- 47.5%	--	--	--
Months Supply of Inventory	6.2	3.5	- 43.5%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

