

Local Market Update for September 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

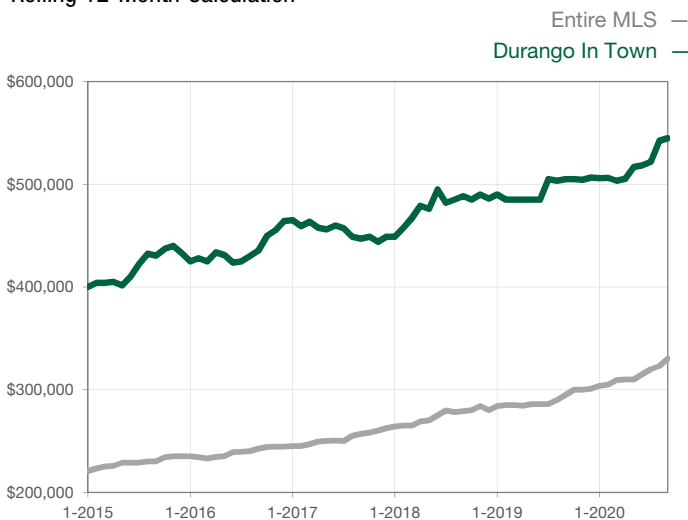
Single Family	September			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 09-2019	Thru 09-2020	Percent Change from Previous Year
Key Metrics						
New Listings	41	19	- 53.7%	232	208	- 10.3%
Sold Listings	22	19	- 13.6%	120	148	+ 23.3%
Median Sales Price*	\$567,500	\$597,500	+ 5.3%	\$504,250	\$550,000	+ 9.1%
Average Sales Price*	\$616,021	\$650,862	+ 5.7%	\$572,764	\$617,257	+ 7.8%
Percent of List Price Received*	97.2%	99.4%	+ 2.3%	97.5%	97.7%	+ 0.2%
Days on Market Until Sale	149	163	+ 9.4%	133	145	+ 9.0%
Cumulative Days on Market Until Sale	165	163	- 1.2%	143	161	+ 12.6%
Inventory of Homes for Sale	111	51	- 54.1%	--	--	--
Months Supply of Inventory	8.1	3.2	- 60.5%	--	--	--

* 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	September			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 09-2019	Thru 09-2020	Percent Change from Previous Year
Key Metrics						
New Listings	17	21	+ 23.5%	227	171	- 24.7%
Sold Listings	16	29	+ 81.3%	157	144	- 8.3%
Median Sales Price*	\$311,750	\$359,000	+ 15.2%	\$324,000	\$340,000	+ 4.9%
Average Sales Price*	\$346,438	\$388,547	+ 12.2%	\$341,522	\$358,319	+ 4.9%
Percent of List Price Received*	98.9%	98.2%	- 0.7%	98.5%	97.9%	- 0.6%
Days on Market Until Sale	134	136	+ 1.5%	125	137	+ 9.6%
Cumulative Days on Market Until Sale	153	163	+ 6.5%	137	164	+ 19.7%
Inventory of Homes for Sale	105	40	- 61.9%	--	--	--
Months Supply of Inventory	6.3	2.8	- 55.6%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

