

Local Market Update for September 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

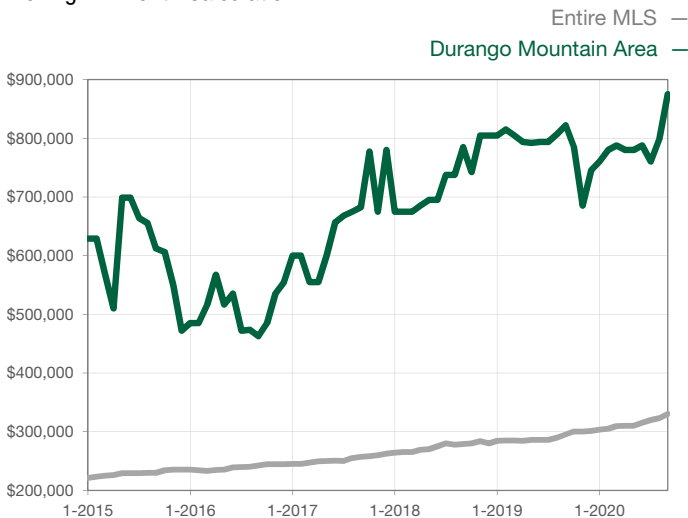
Single Family	September			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 09-2019	Thru 09-2020	Percent Change from Previous Year
Key Metrics						
New Listings	7	6	- 14.3%	48	45	- 6.3%
Sold Listings	2	11	+ 450.0%	13	31	+ 138.5%
Median Sales Price*	\$604,500	\$1,150,000	+ 90.2%	\$685,000	\$975,000	+ 42.3%
Average Sales Price*	\$604,500	\$1,263,895	+ 109.1%	\$771,077	\$1,159,516	+ 50.4%
Percent of List Price Received*	91.0%	97.0%	+ 6.6%	95.7%	94.8%	- 0.9%
Days on Market Until Sale	82	148	+ 80.5%	116	175	+ 50.9%
Cumulative Days on Market Until Sale	82	206	+ 151.2%	138	243	+ 76.1%
Inventory of Homes for Sale	36	14	- 61.1%	--	--	--
Months Supply of Inventory	18.0	4.1	- 77.2%	--	--	--

* 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	6	9	+ 50.0%	125	121	- 3.2%
Sold Listings	17	25	+ 47.1%	96	93	- 3.1%
Median Sales Price*	\$200,000	\$318,000	+ 59.0%	\$207,500	\$325,000	+ 56.6%
Average Sales Price*	\$322,435	\$345,172	+ 7.1%	\$278,145	\$377,081	+ 35.6%
Percent of List Price Received*	95.7%	97.8%	+ 2.2%	96.0%	97.0%	+ 1.0%
Days on Market Until Sale	115	130	+ 13.0%	122	124	+ 1.6%
Cumulative Days on Market Until Sale	183	142	- 22.4%	150	135	- 10.0%
Inventory of Homes for Sale	55	21	- 61.8%	--	--	--
Months Supply of Inventory	5.2	2.1	- 59.6%	--	--	--

* 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

