

# Local Market Update for October 2020

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango In Town

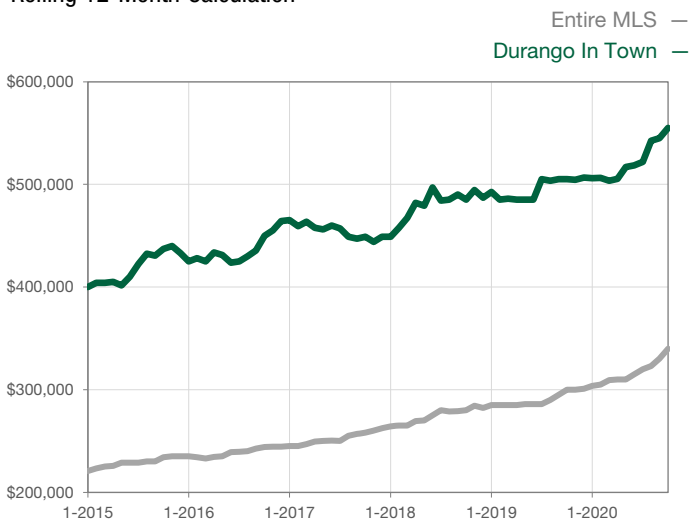
Single Family	October			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	31	20	- 35.5%	263	231	- 12.2%
Sold Listings	20	29	+ 45.0%	140	179	+ 27.9%
Median Sales Price*	\$512,750	<b>\$608,000</b>	+ 18.6%	\$505,250	<b>\$569,000</b>	+ 12.6%
Average Sales Price*	\$575,559	<b>\$698,812</b>	+ 21.4%	\$573,163	<b>\$629,462</b>	+ 9.8%
Percent of List Price Received*	97.6%	<b>97.7%</b>	+ 0.1%	97.5%	<b>97.7%</b>	+ 0.2%
Days on Market Until Sale	124	<b>91</b>	- 26.6%	132	<b>135</b>	+ 2.3%
Cumulative Days on Market Until Sale	134	<b>127</b>	- 5.2%	141	<b>154</b>	+ 9.2%
Inventory of Homes for Sale	127	<b>48</b>	- 62.2%	--	--	--
Months Supply of Inventory	9.1	<b>2.8</b>	- 69.2%	--	--	--

\* 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	October			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	18	13	- 27.8%	245	187	- 23.7%
Sold Listings	6	28	+ 366.7%	163	172	+ 5.5%
Median Sales Price*	\$440,000	<b>\$349,000</b>	- 20.7%	\$325,000	<b>\$340,000</b>	+ 4.6%
Average Sales Price*	\$525,417	<b>\$360,071</b>	- 31.5%	\$348,291	<b>\$358,604</b>	+ 3.0%
Percent of List Price Received*	97.2%	<b>98.4%</b>	+ 1.2%	98.4%	<b>98.0%</b>	- 0.4%
Days on Market Until Sale	94	<b>165</b>	+ 75.5%	124	<b>142</b>	+ 14.5%
Cumulative Days on Market Until Sale	94	<b>190</b>	+ 102.1%	136	<b>169</b>	+ 24.3%
Inventory of Homes for Sale	101	<b>31</b>	- 69.3%	--	--	--
Months Supply of Inventory	6.3	<b>1.9</b>	- 69.8%	--	--	--

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

