

# Local Market Update for October 2020

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Mountain Area

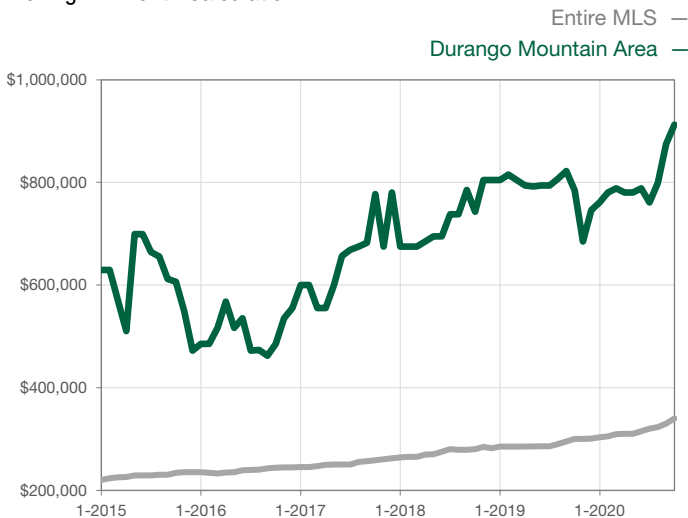
Single Family	October			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	5	4	- 20.0%	53	49	- 7.5%
Sold Listings	2	7	+ 250.0%	15	38	+ 153.3%
Median Sales Price*	\$642,000	<b>\$900,000</b>	+ 40.2%	\$685,000	<b>\$947,500</b>	+ 38.3%
Average Sales Price*	\$642,000	<b>\$1,021,299</b>	+ 59.1%	\$753,867	<b>\$1,134,055</b>	+ 50.4%
Percent of List Price Received*	99.6%	<b>95.1%</b>	- 4.5%	96.2%	<b>94.8%</b>	- 1.5%
Days on Market Until Sale	60	<b>161</b>	+ 168.3%	108	<b>173</b>	+ 60.2%
Cumulative Days on Market Until Sale	260	<b>252</b>	- 3.1%	155	<b>245</b>	+ 58.1%
Inventory of Homes for Sale	37	<b>13</b>	- 64.9%	--	--	--
Months Supply of Inventory	18.5	<b>3.3</b>	- 82.2%	--	--	--

\* 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	8	8	0.0%	133	131	- 1.5%
Sold Listings	7	27	+ 285.7%	103	120	+ 16.5%
Median Sales Price*	\$290,000	<b>\$299,500</b>	+ 3.3%	\$215,000	<b>\$323,500</b>	+ 50.5%
Average Sales Price*	\$386,000	<b>\$367,537</b>	- 4.8%	\$285,475	<b>\$374,934</b>	+ 31.3%
Percent of List Price Received*	94.9%	<b>97.7%</b>	+ 3.0%	95.9%	<b>97.1%</b>	+ 1.3%
Days on Market Until Sale	237	<b>174</b>	- 26.6%	130	<b>135</b>	+ 3.8%
Cumulative Days on Market Until Sale	248	<b>178</b>	- 28.2%	156	<b>145</b>	- 7.1%
Inventory of Homes for Sale	50	<b>20</b>	- 60.0%	--	--	--
Months Supply of Inventory	5.0	<b>1.7</b>	- 66.0%	--	--	--

\* 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

