

Local Market Update for November 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

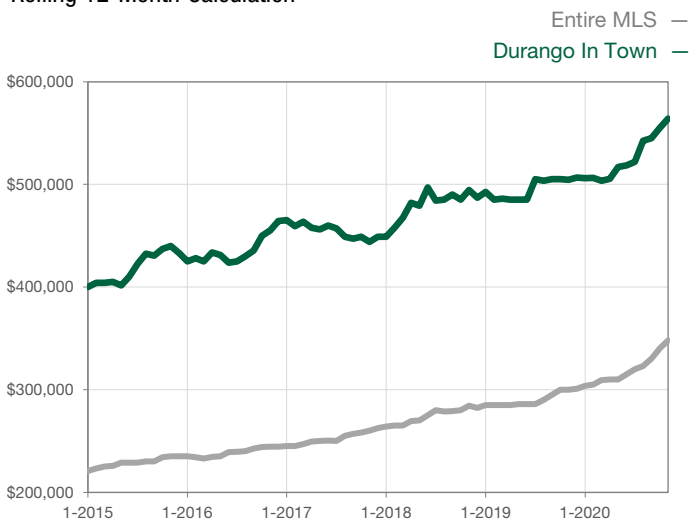
Single Family	November			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 11-2019	Thru 11-2020	Percent Change from Previous Year
Key Metrics						
New Listings	15	12	- 20.0%	278	243	- 12.6%
Sold Listings	11	15	+ 36.4%	151	194	+ 28.5%
Median Sales Price*	\$522,500	\$585,000	+ 12.0%	\$505,500	\$569,500	+ 12.7%
Average Sales Price*	\$501,161	\$718,593	+ 43.4%	\$567,918	\$636,353	+ 12.1%
Percent of List Price Received*	96.3%	97.9%	+ 1.7%	97.4%	97.7%	+ 0.3%
Days on Market Until Sale	167	100	- 40.1%	135	132	- 2.2%
Cumulative Days on Market Until Sale	193	100	- 48.2%	145	150	+ 3.4%
Inventory of Homes for Sale	120	34	- 71.7%	--	--	--
Months Supply of Inventory	8.9	2.0	- 77.5%	--	--	--

* 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	November			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 11-2019	Thru 11-2020	Percent Change from Previous Year
Key Metrics						
New Listings	9	7	- 22.2%	254	194	- 23.6%
Sold Listings	10	17	+ 70.0%	173	189	+ 9.2%
Median Sales Price*	\$252,500	\$356,500	+ 41.2%	\$319,550	\$340,000	+ 6.4%
Average Sales Price*	\$242,543	\$388,624	+ 60.2%	\$342,178	\$361,304	+ 5.6%
Percent of List Price Received*	97.8%	98.2%	+ 0.4%	98.4%	98.0%	- 0.4%
Days on Market Until Sale	112	137	+ 22.3%	123	141	+ 14.6%
Cumulative Days on Market Until Sale	116	137	+ 18.1%	135	166	+ 23.0%
Inventory of Homes for Sale	98	23	- 76.5%	--	--	--
Months Supply of Inventory	6.4	1.4	- 78.1%	--	--	--

* 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

