

Local Market Update for November 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

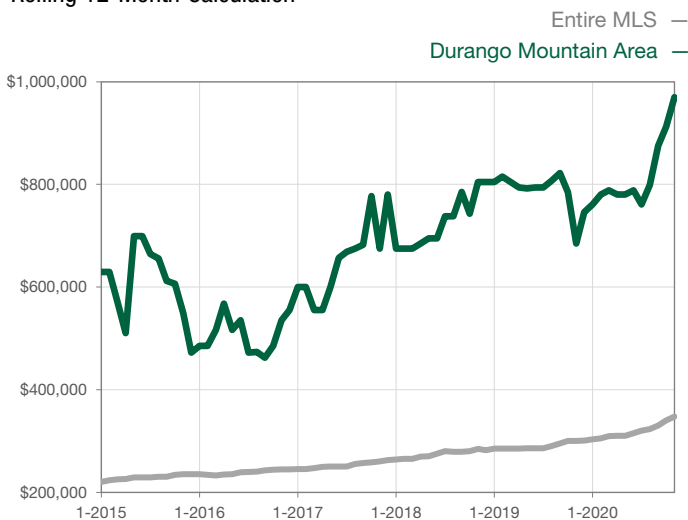
Single Family	November			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 11-2019	Thru 11-2020	Percent Change from Previous Year
Key Metrics						
New Listings	5	2	- 60.0%	58	51	- 12.1%
Sold Listings	3	3	0.0%	18	41	+ 127.8%
Median Sales Price*	\$610,438	\$985,000	+ 61.4%	\$685,000	\$970,000	+ 41.6%
Average Sales Price*	\$610,438	\$1,200,000	+ 96.6%	\$736,993	\$1,138,880	+ 54.5%
Percent of List Price Received*	96.1%	97.2%	+ 1.1%	96.2%	95.0%	- 1.2%
Days on Market Until Sale	111	98	- 11.7%	108	167	+ 54.6%
Cumulative Days on Market Until Sale	111	98	- 11.7%	147	234	+ 59.2%
Inventory of Homes for Sale	33	12	- 63.6%	--	--	--
Months Supply of Inventory	16.5	3.1	- 81.2%	--	--	--

* 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	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	12	11	- 8.3%	145	142	- 2.1%
Sold Listings	11	13	+ 18.2%	114	133	+ 16.7%
Median Sales Price*	\$242,250	\$500,000	+ 106.4%	\$215,000	\$328,700	+ 52.9%
Average Sales Price*	\$379,614	\$578,593	+ 52.4%	\$294,559	\$394,840	+ 34.0%
Percent of List Price Received*	94.4%	96.7%	+ 2.4%	95.8%	97.1%	+ 1.4%
Days on Market Until Sale	189	208	+ 10.1%	136	143	+ 5.1%
Cumulative Days on Market Until Sale	283	132	- 53.4%	168	144	- 14.3%
Inventory of Homes for Sale	52	15	- 71.2%	--	--	--
Months Supply of Inventory	5.1	1.3	- 74.5%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

