

Local Market Update for December 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

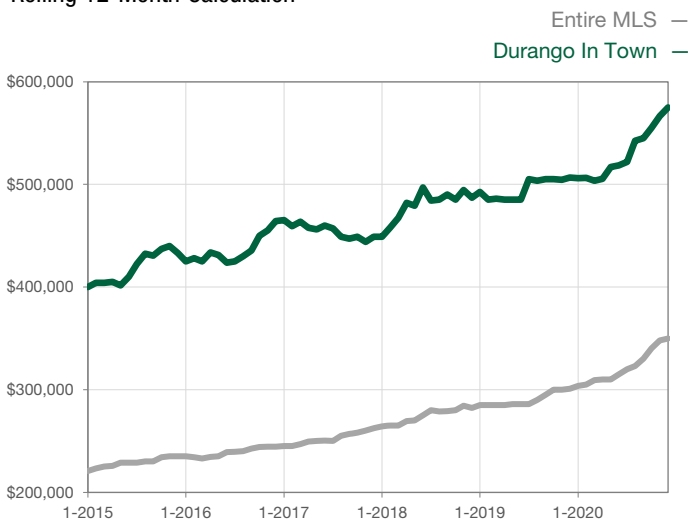
Single Family	December			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
Key Metrics						
New Listings	4	9	+ 125.0%	281	253	- 10.0%
Sold Listings	15	23	+ 53.3%	166	216	+ 30.1%
Median Sales Price*	\$542,500	\$640,000	+ 18.0%	\$506,625	\$575,000	+ 13.5%
Average Sales Price*	\$716,095	\$717,479	+ 0.2%	\$581,307	\$645,966	+ 11.1%
Percent of List Price Received*	96.4%	97.6%	+ 1.2%	97.3%	97.7%	+ 0.4%
Days on Market Until Sale	133	123	- 7.5%	134	130	- 3.0%
Cumulative Days on Market Until Sale	155	129	- 16.8%	146	146	0.0%
Inventory of Homes for Sale	106	32	- 69.8%	--	--	--
Months Supply of Inventory	7.7	1.8	- 76.6%	--	--	--

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

Townhouse/Condo	December			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
Key Metrics						
New Listings	20	6	- 70.0%	275	201	- 26.9%
Sold Listings	11	22	+ 100.0%	184	212	+ 15.2%
Median Sales Price*	\$380,000	\$385,648	+ 1.5%	\$319,775	\$352,400	+ 10.2%
Average Sales Price*	\$340,764	\$423,228	+ 24.2%	\$342,094	\$368,036	+ 7.6%
Percent of List Price Received*	97.1%	99.1%	+ 2.1%	98.3%	98.1%	- 0.2%
Days on Market Until Sale	141	157	+ 11.3%	124	145	+ 16.9%
Cumulative Days on Market Until Sale	141	184	+ 30.5%	135	169	+ 25.2%
Inventory of Homes for Sale	105	21	- 80.0%	--	--	--
Months Supply of Inventory	6.8	1.2	- 82.4%	--	--	--

* 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

