

Local Market Update for December 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

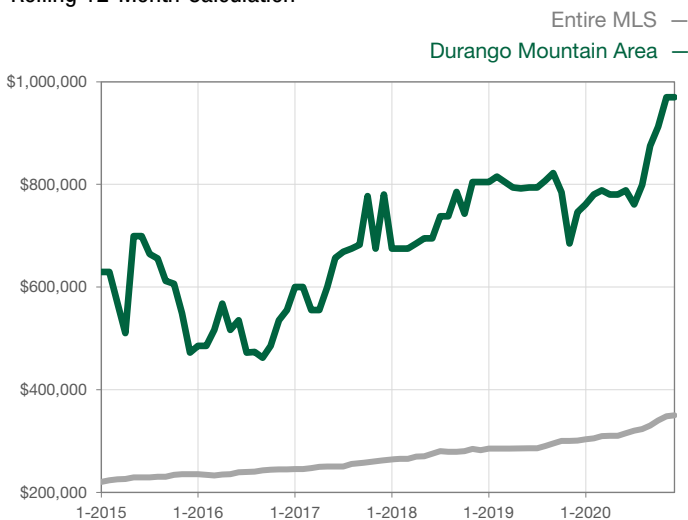
Key Metrics	December			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
New Listings	4	3	- 25.0%	62	54	- 12.9%
Sold Listings	2	2	0.0%	20	43	+ 115.0%
Median Sales Price*	\$1,636,250	\$902,000	- 44.9%	\$745,875	\$970,000	+ 30.0%
Average Sales Price*	\$1,636,250	\$902,000	- 44.9%	\$831,651	\$1,127,862	+ 35.6%
Percent of List Price Received*	91.8%	97.3%	+ 6.0%	95.8%	95.1%	- 0.7%
Days on Market Until Sale	94	60	- 36.2%	107	162	+ 51.4%
Cumulative Days on Market Until Sale	184	60	- 67.4%	151	226	+ 49.7%
Inventory of Homes for Sale	34	13	- 61.8%	--	--	--
Months Supply of Inventory	17.0	3.3	- 80.6%	--	--	--

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

Key Metrics	December			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
New Listings	16	11	- 31.3%	161	153	- 5.0%
Sold Listings	8	15	+ 87.5%	122	148	+ 21.3%
Median Sales Price*	\$198,225	\$225,000	+ 13.5%	\$215,000	\$323,500	+ 50.5%
Average Sales Price*	\$275,056	\$333,120	+ 21.1%	\$293,280	\$388,585	+ 32.5%
Percent of List Price Received*	98.4%	100.4%	+ 2.0%	96.0%	97.4%	+ 1.5%
Days on Market Until Sale	98	81	- 17.3%	133	137	+ 3.0%
Cumulative Days on Market Until Sale	98	81	- 17.3%	164	137	- 16.5%
Inventory of Homes for Sale	58	15	- 74.1%	--	--	--
Months Supply of Inventory	5.7	1.2	- 78.9%	--	--	--

* 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

