

Local Market Update for January 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

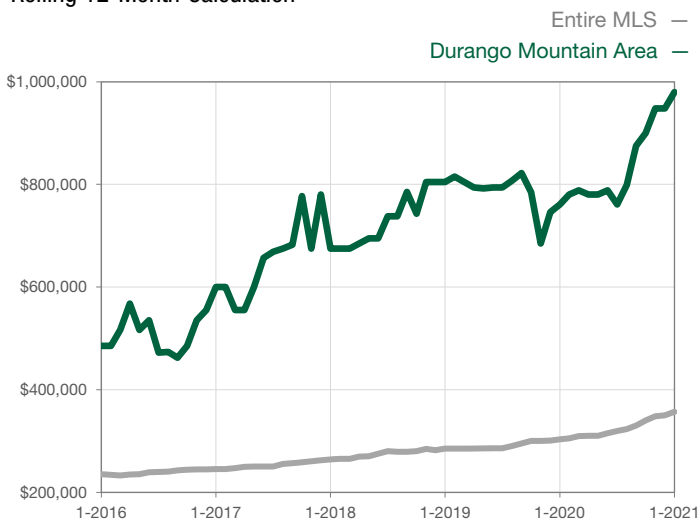
Single Family	January			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 01-2020	Thru 01-2021	Percent Change from Previous Year
Key Metrics						
New Listings	3	3	0.0%	3	3	0.0%
Sold Listings	4	2	- 50.0%	4	2	- 50.0%
Median Sales Price*	\$799,000	\$1,167,500	+ 46.1%	\$799,000	\$1,167,500	+ 46.1%
Average Sales Price*	\$765,445	\$1,167,500	+ 52.5%	\$765,445	\$1,167,500	+ 52.5%
Percent of List Price Received*	100.0%	96.3%	- 3.7%	100.0%	96.3%	- 3.7%
Days on Market Until Sale	120	63	- 47.5%	120	63	- 47.5%
Cumulative Days on Market Until Sale	182	224	+ 23.1%	182	224	+ 23.1%
Inventory of Homes for Sale	27	10	- 63.0%	--	--	--
Months Supply of Inventory	11.7	2.6	- 77.8%	--	--	--

* 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	January			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 01-2020	Thru 01-2021	Percent Change from Previous Year
Key Metrics						
New Listings	23	19	- 17.4%	23	19	- 17.4%
Sold Listings	5	6	+ 20.0%	5	6	+ 20.0%
Median Sales Price*	\$477,500	\$617,000	+ 29.2%	\$477,500	\$617,000	+ 29.2%
Average Sales Price*	\$469,680	\$544,042	+ 15.8%	\$469,680	\$544,042	+ 15.8%
Percent of List Price Received*	97.8%	97.4%	- 0.4%	97.8%	97.4%	- 0.4%
Days on Market Until Sale	68	57	- 16.2%	68	57	- 16.2%
Cumulative Days on Market Until Sale	72	106	+ 47.2%	72	106	+ 47.2%
Inventory of Homes for Sale	67	11	- 83.6%	--	--	--
Months Supply of Inventory	6.6	0.9	- 86.4%	--	--	--

* 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

