

# Local Market Update for February 2021

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango In Town

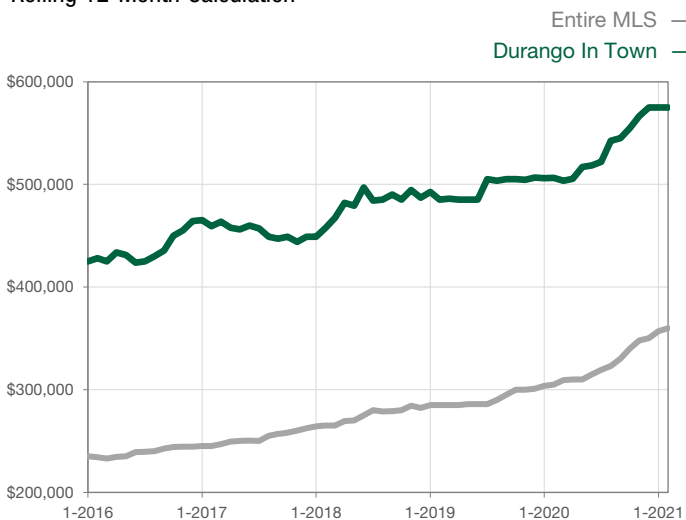
Single Family	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	19	12	- 36.8%	34	28	- 17.6%
Sold Listings	12	10	- 16.7%	22	24	+ 9.1%
Median Sales Price*	\$507,000	<b>\$579,750</b>	+ 14.3%	\$493,500	<b>\$555,000</b>	+ 12.5%
Average Sales Price*	\$656,975	<b>\$598,440</b>	- 8.9%	\$583,555	<b>\$602,913</b>	+ 3.3%
Percent of List Price Received*	97.3%	<b>99.4%</b>	+ 2.2%	97.4%	<b>98.3%</b>	+ 0.9%
Days on Market Until Sale	143	<b>107</b>	- 25.2%	126	<b>101</b>	- 19.8%
Cumulative Days on Market Until Sale	156	<b>142</b>	- 9.0%	137	<b>128</b>	- 6.6%
Inventory of Homes for Sale	88	<b>24</b>	- 72.7%	--	--	--
Months Supply of Inventory	6.0	<b>1.3</b>	- 78.3%	--	--	--

\* 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	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	14	13	- 7.1%	26	25	- 3.8%
Sold Listings	6	10	+ 66.7%	15	17	+ 13.3%
Median Sales Price*	\$347,500	<b>\$377,250</b>	+ 8.6%	\$367,000	<b>\$360,000</b>	- 1.9%
Average Sales Price*	\$332,500	<b>\$356,550</b>	+ 7.2%	\$366,167	<b>\$339,618</b>	- 7.3%
Percent of List Price Received*	97.5%	<b>99.3%</b>	+ 1.8%	97.1%	<b>98.6%</b>	+ 1.5%
Days on Market Until Sale	148	<b>73</b>	- 50.7%	174	<b>90</b>	- 48.3%
Cumulative Days on Market Until Sale	255	<b>73</b>	- 71.4%	253	<b>90</b>	- 64.4%
Inventory of Homes for Sale	88	<b>16</b>	- 81.8%	--	--	--
Months Supply of Inventory	6.0	<b>0.9</b>	- 85.0%	--	--	--

\* 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

