

Local Market Update for February 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

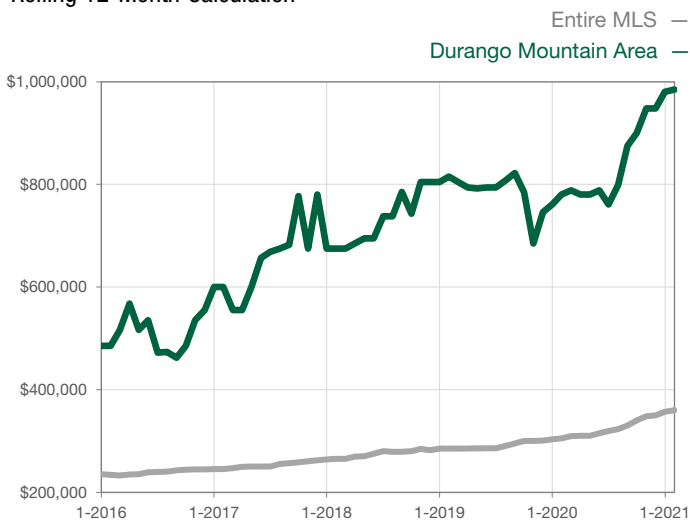
Single Family	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
Key Metrics						
New Listings	5	4	- 20.0%	8	7	- 12.5%
Sold Listings	3	0	- 100.0%	7	2	- 71.4%
Median Sales Price*	\$875,000	\$0	- 100.0%	\$810,000	\$1,167,500	+ 44.1%
Average Sales Price*	\$1,008,000	\$0	- 100.0%	\$869,397	\$1,167,500	+ 34.3%
Percent of List Price Received*	91.3%	0.0%	- 100.0%	96.3%	96.3%	0.0%
Days on Market Until Sale	67	0	- 100.0%	97	63	- 35.1%
Cumulative Days on Market Until Sale	245	0	- 100.0%	209	224	+ 7.2%
Inventory of Homes for Sale	27	10	- 63.0%	--	--	--
Months Supply of Inventory	10.8	2.6	- 75.9%	--	--	--

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

Townhouse/Condo	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
Key Metrics						
New Listings	7	13	+ 85.7%	30	31	+ 3.3%
Sold Listings	9	8	- 11.1%	14	14	0.0%
Median Sales Price*	\$135,000	\$366,000	+ 171.1%	\$173,500	\$401,000	+ 131.1%
Average Sales Price*	\$372,000	\$396,375	+ 6.6%	\$406,886	\$459,661	+ 13.0%
Percent of List Price Received*	96.0%	98.4%	+ 2.5%	96.6%	97.9%	+ 1.3%
Days on Market Until Sale	201	80	- 60.2%	153	70	- 54.2%
Cumulative Days on Market Until Sale	205	80	- 61.0%	164	91	- 44.5%
Inventory of Homes for Sale	64	8	- 87.5%	--	--	--
Months Supply of Inventory	6.3	0.6	- 90.5%	--	--	--

* 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

