

Local Market Update for March 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

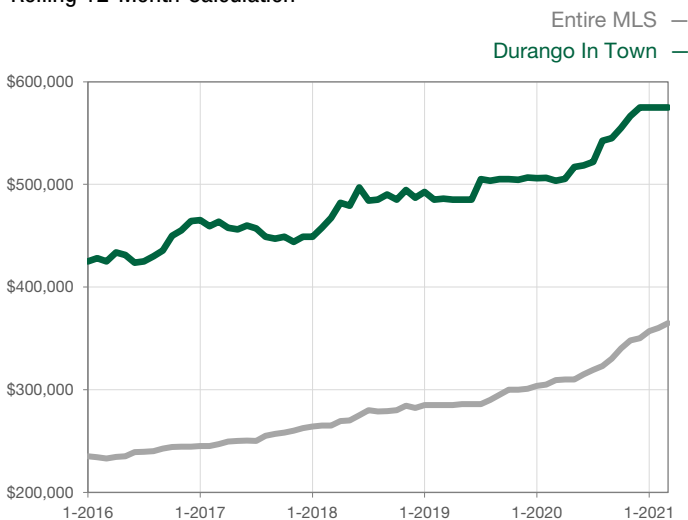
Single Family	March			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
Key Metrics						
New Listings	25	19	- 24.0%	59	48	- 18.6%
Sold Listings	12	17	+ 41.7%	34	41	+ 20.6%
Median Sales Price*	\$468,000	\$597,000	+ 27.6%	\$482,000	\$570,375	+ 18.3%
Average Sales Price*	\$562,000	\$705,081	+ 25.5%	\$575,947	\$645,275	+ 12.0%
Percent of List Price Received*	97.7%	99.4%	+ 1.7%	97.5%	98.8%	+ 1.3%
Days on Market Until Sale	136	77	- 43.4%	129	91	- 29.5%
Cumulative Days on Market Until Sale	136	121	- 11.0%	137	125	- 8.8%
Inventory of Homes for Sale	86	24	- 72.1%	--	--	--
Months Supply of Inventory	6.0	1.3	- 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	March			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
Key Metrics						
New Listings	24	13	- 45.8%	50	41	- 18.0%
Sold Listings	14	12	- 14.3%	29	29	0.0%
Median Sales Price*	\$338,688	\$390,000	+ 15.2%	\$345,000	\$370,000	+ 7.2%
Average Sales Price*	\$326,425	\$428,692	+ 31.3%	\$346,981	\$376,476	+ 8.5%
Percent of List Price Received*	97.4%	100.1%	+ 2.8%	97.2%	99.2%	+ 2.1%
Days on Market Until Sale	133	69	- 48.1%	154	81	- 47.4%
Cumulative Days on Market Until Sale	148	69	- 53.4%	202	81	- 59.9%
Inventory of Homes for Sale	94	11	- 88.3%	--	--	--
Months Supply of Inventory	6.4	0.6	- 90.6%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

