

# Local Market Update for March 2021

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Mountain Area

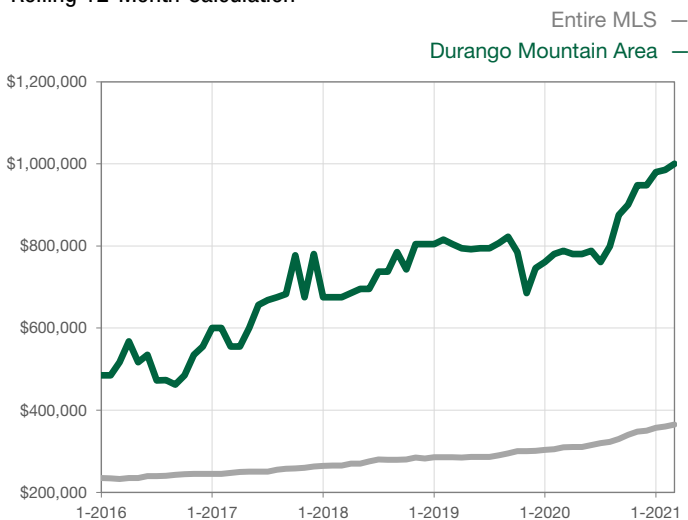
Single Family	March			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	3	8	+ 166.7%	11	15	+ 36.4%
Sold Listings	1	5	+ 400.0%	8	7	- 12.5%
Median Sales Price*	\$1,225,000	<b>\$1,575,000</b>	+ 28.6%	\$842,500	<b>\$1,425,000</b>	+ 69.1%
Average Sales Price*	\$1,225,000	<b>\$1,612,000</b>	+ 31.6%	\$913,848	<b>\$1,485,000</b>	+ 62.5%
Percent of List Price Received*	98.0%	<b>100.7%</b>	+ 2.8%	96.5%	<b>99.4%</b>	+ 3.0%
Days on Market Until Sale	572	<b>175</b>	- 69.4%	157	<b>143</b>	- 8.9%
Cumulative Days on Market Until Sale	572	<b>175</b>	- 69.4%	254	<b>189</b>	- 25.6%
Inventory of Homes for Sale	24	<b>12</b>	- 50.0%	--	--	--
Months Supply of Inventory	10.2	<b>2.8</b>	- 72.5%	--	--	--

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

Townhouse/Condo	March			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	6	11	+ 83.3%	36	42	+ 16.7%
Sold Listings	5	14	+ 180.0%	19	28	+ 47.4%
Median Sales Price*	\$340,000	<b>\$460,375</b>	+ 35.4%	\$288,000	<b>\$429,125</b>	+ 49.0%
Average Sales Price*	\$429,600	<b>\$485,768</b>	+ 13.1%	\$412,863	<b>\$472,714</b>	+ 14.5%
Percent of List Price Received*	98.4%	<b>99.3%</b>	+ 0.9%	97.1%	<b>98.6%</b>	+ 1.5%
Days on Market Until Sale	69	<b>51</b>	- 26.1%	131	<b>60</b>	- 54.2%
Cumulative Days on Market Until Sale	69	<b>51</b>	- 26.1%	138	<b>71</b>	- 48.6%
Inventory of Homes for Sale	63	<b>9</b>	- 85.7%	--	--	--
Months Supply of Inventory	6.5	<b>0.7</b>	- 89.2%	--	--	--

\* 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

