

Local Market Update for April 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

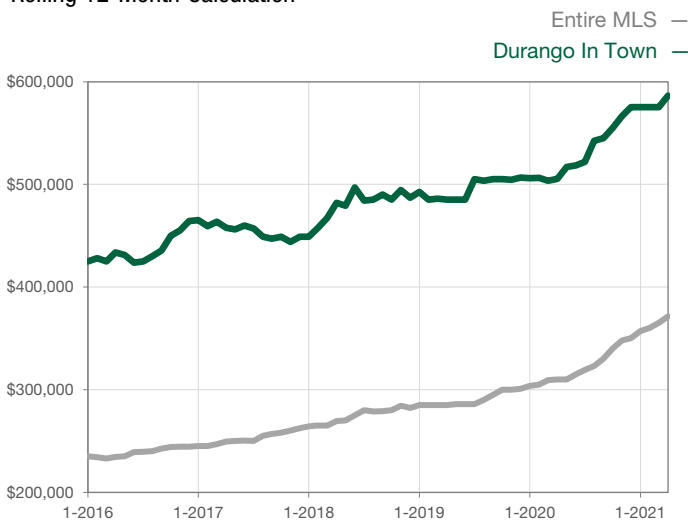
Single Family	April			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
Key Metrics						
New Listings	15	11	- 26.7%	74	62	- 16.2%
Sold Listings	9	16	+ 77.8%	43	57	+ 32.6%
Median Sales Price*	\$501,000	\$784,850	+ 56.7%	\$490,000	\$599,500	+ 22.3%
Average Sales Price*	\$539,089	\$824,341	+ 52.9%	\$568,233	\$695,539	+ 22.4%
Percent of List Price Received*	99.7%	101.5%	+ 1.8%	98.0%	99.5%	+ 1.5%
Days on Market Until Sale	153	79	- 48.4%	134	88	- 34.3%
Cumulative Days on Market Until Sale	166	79	- 52.4%	143	112	- 21.7%
Inventory of Homes for Sale	84	18	- 78.6%	--	--	--
Months Supply of Inventory	5.9	0.9	- 84.7%	--	--	--

* 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	April			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
Key Metrics						
New Listings	9	31	+ 244.4%	59	73	+ 23.7%
Sold Listings	12	12	0.0%	41	41	0.0%
Median Sales Price*	\$396,000	\$366,950	- 7.3%	\$355,000	\$370,000	+ 4.2%
Average Sales Price*	\$401,853	\$350,296	- 12.8%	\$363,041	\$368,813	+ 1.6%
Percent of List Price Received*	97.6%	99.0%	+ 1.4%	97.3%	99.2%	+ 2.0%
Days on Market Until Sale	162	83	- 48.8%	156	82	- 47.4%
Cumulative Days on Market Until Sale	248	112	- 54.8%	215	90	- 58.1%
Inventory of Homes for Sale	95	20	- 78.9%	--	--	--
Months Supply of Inventory	7.0	1.1	- 84.3%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

