

Local Market Update for April 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

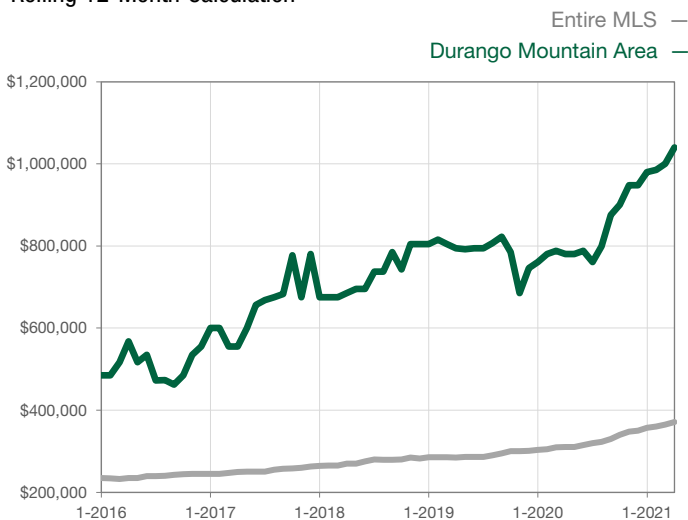
Single Family	April			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
Key Metrics						
New Listings	1	0	- 100.0%	12	13	+ 8.3%
Sold Listings	4	2	- 50.0%	12	9	- 25.0%
Median Sales Price*	\$695,000	\$890,750	+ 28.2%	\$799,000	\$1,295,000	+ 62.1%
Average Sales Price*	\$1,089,091	\$890,750	- 18.2%	\$972,262	\$1,352,944	+ 39.2%
Percent of List Price Received*	94.0%	100.2%	+ 6.6%	95.7%	99.6%	+ 4.1%
Days on Market Until Sale	158	78	- 50.6%	157	148	- 5.7%
Cumulative Days on Market Until Sale	289	78	- 73.0%	266	184	- 30.8%
Inventory of Homes for Sale	25	8	- 68.0%	--	--	--
Months Supply of Inventory	9.5	2.0	- 78.9%	--	--	--

* 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	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	10	7	- 30.0%	46	49	+ 6.5%
Sold Listings	6	11	+ 83.3%	25	39	+ 56.0%
Median Sales Price*	\$178,200	\$242,000	+ 35.8%	\$230,000	\$427,500	+ 85.9%
Average Sales Price*	\$298,233	\$332,907	+ 11.6%	\$385,352	\$433,281	+ 12.4%
Percent of List Price Received*	96.3%	102.0%	+ 5.9%	96.9%	99.6%	+ 2.8%
Days on Market Until Sale	104	48	- 53.8%	124	57	- 54.0%
Cumulative Days on Market Until Sale	104	48	- 53.8%	129	65	- 49.6%
Inventory of Homes for Sale	70	5	- 92.9%	--	--	--
Months Supply of Inventory	7.6	0.4	- 94.7%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

