

# Local Market Update for May 2021

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango In Town

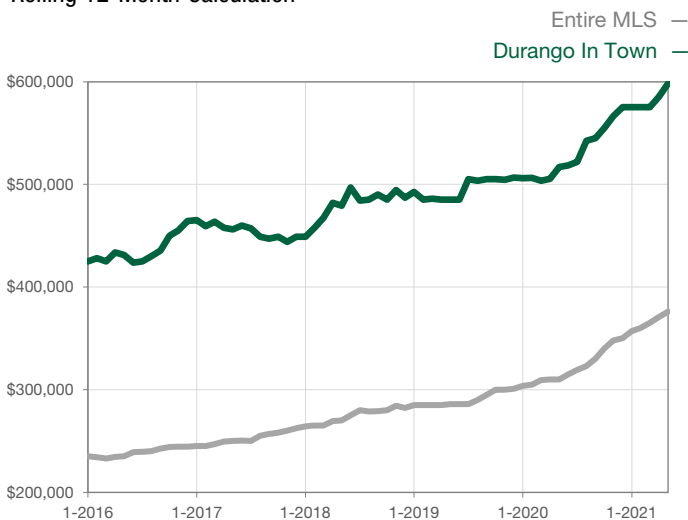
| Single Family                        | May       |                  |                                   | Year to Date |                  |                                   |
|--------------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                      | 2020      | 2021             | Percent Change from Previous Year | Thru 05-2020 | Thru 05-2021     | Percent Change from Previous Year |
| <b>Key Metrics</b>                   |           |                  |                                   |              |                  |                                   |
| New Listings                         | 25        | 24               | - 4.0%                            | 99           | 87               | - 12.1%                           |
| Sold Listings                        | 15        | 12               | - 20.0%                           | 58           | 70               | + 20.7%                           |
| Median Sales Price*                  | \$447,000 | <b>\$768,000</b> | + 71.8%                           | \$489,450    | <b>\$610,000</b> | + 24.6%                           |
| Average Sales Price*                 | \$525,634 | <b>\$747,292</b> | + 42.2%                           | \$557,216    | <b>\$699,603</b> | + 25.6%                           |
| Percent of List Price Received*      | 96.5%     | <b>102.5%</b>    | + 6.2%                            | 97.6%        | <b>100.0%</b>    | + 2.5%                            |
| Days on Market Until Sale            | 148       | <b>63</b>        | - 57.4%                           | 138          | <b>93</b>        | - 32.6%                           |
| Cumulative Days on Market Until Sale | 165       | <b>69</b>        | - 58.2%                           | 149          | <b>114</b>       | - 23.5%                           |
| Inventory of Homes for Sale          | 84        | <b>21</b>        | - 75.0%                           | --           | --               | --                                |
| Months Supply of Inventory           | 5.9       | <b>1.1</b>       | - 81.4%                           | --           | --               | --                                |

\* 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                      | May       |                  |                                   | Year to Date |                  |                                   |
|--------------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                      | 2020      | 2021             | Percent Change from Previous Year | Thru 05-2020 | Thru 05-2021     | Percent Change from Previous Year |
| <b>Key Metrics</b>                   |           |                  |                                   |              |                  |                                   |
| New Listings                         | 24        | 16               | - 33.3%                           | 83           | 93               | + 12.0%                           |
| Sold Listings                        | 9         | 16               | + 77.8%                           | 50           | 57               | + 14.0%                           |
| Median Sales Price*                  | \$255,000 | <b>\$350,800</b> | + 37.6%                           | \$347,500    | <b>\$365,000</b> | + 5.0%                            |
| Average Sales Price*                 | \$289,044 | <b>\$409,713</b> | + 41.7%                           | \$349,722    | <b>\$380,294</b> | + 8.7%                            |
| Percent of List Price Received*      | 98.0%     | <b>100.8%</b>    | + 2.9%                            | 97.5%        | <b>99.6%</b>     | + 2.2%                            |
| Days on Market Until Sale            | 155       | <b>41</b>        | - 73.5%                           | 156          | <b>72</b>        | - 53.8%                           |
| Cumulative Days on Market Until Sale | 159       | <b>41</b>        | - 74.2%                           | 205          | <b>78</b>        | - 62.0%                           |
| Inventory of Homes for Sale          | 91        | <b>14</b>        | - 84.6%                           | --           | --               | --                                |
| Months Supply of Inventory           | 6.8       | <b>0.8</b>       | - 88.2%                           | --           | --               | --                                |

\* 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

