

Local Market Update for May 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

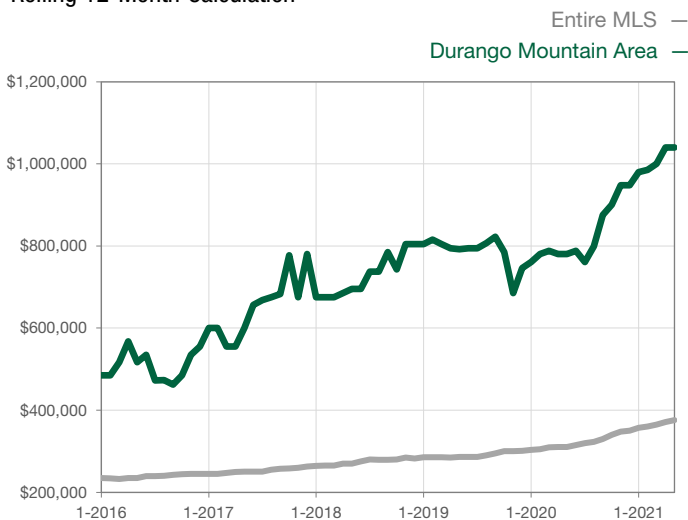
Single Family	May			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
Key Metrics						
New Listings	3	4	+ 33.3%	15	18	+ 20.0%
Sold Listings	0	6	--	12	15	+ 25.0%
Median Sales Price*	\$0	\$1,045,000	--	\$799,000	\$1,275,000	+ 59.6%
Average Sales Price*	\$0	\$1,133,992	--	\$972,262	\$1,265,363	+ 30.1%
Percent of List Price Received*	0.0%	97.2%	--	95.7%	98.7%	+ 3.1%
Days on Market Until Sale	0	95	--	157	127	- 19.1%
Cumulative Days on Market Until Sale	0	167	--	266	177	- 33.5%
Inventory of Homes for Sale	26	8	- 69.2%	--	--	--
Months Supply of Inventory	9.6	1.9	- 80.2%	--	--	--

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

Townhouse/Condo	May			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
Key Metrics						
New Listings	8	11	+ 37.5%	54	60	+ 11.1%
Sold Listings	3	8	+ 166.7%	28	47	+ 67.9%
Median Sales Price*	\$89,000	\$458,000	+ 414.6%	\$213,500	\$430,750	+ 101.8%
Average Sales Price*	\$302,333	\$515,884	+ 70.6%	\$376,457	\$447,341	+ 18.8%
Percent of List Price Received*	96.5%	97.8%	+ 1.3%	96.9%	99.3%	+ 2.5%
Days on Market Until Sale	65	182	+ 180.0%	118	78	- 33.9%
Cumulative Days on Market Until Sale	65	180	+ 176.9%	122	80	- 34.4%
Inventory of Homes for Sale	66	5	- 92.4%	--	--	--
Months Supply of Inventory	7.8	0.4	- 94.9%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

