

# Local Market Update for July 2021

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango In Town

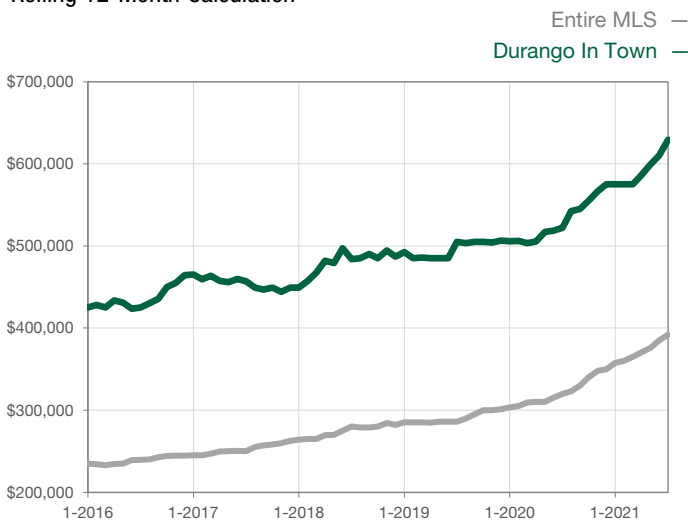
Single Family	July			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	24	19	- 20.8%	162	131	- 19.1%
Sold Listings	23	14	- 39.1%	105	111	+ 5.7%
Median Sales Price*	\$545,000	<b>\$700,000</b>	+ 28.4%	\$517,000	<b>\$660,000</b>	+ 27.7%
Average Sales Price*	\$611,961	<b>\$754,679</b>	+ 23.3%	\$585,659	<b>\$737,160</b>	+ 25.9%
Percent of List Price Received*	98.1%	<b>98.8%</b>	+ 0.7%	97.6%	<b>100.0%</b>	+ 2.5%
Days on Market Until Sale	164	<b>56</b>	- 65.9%	149	<b>87</b>	- 41.6%
Cumulative Days on Market Until Sale	194	<b>56</b>	- 71.1%	168	<b>103</b>	- 38.7%
Inventory of Homes for Sale	79	<b>23</b>	- 70.9%	--	--	--
Months Supply of Inventory	5.1	<b>1.2</b>	- 76.5%	--	--	--

\* 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	July			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	23	25	+ 8.7%	137	151	+ 10.2%
Sold Listings	24	20	- 16.7%	89	107	+ 20.2%
Median Sales Price*	\$338,750	<b>\$424,555</b>	+ 25.3%	\$340,000	<b>\$393,000</b>	+ 15.6%
Average Sales Price*	\$359,414	<b>\$422,194</b>	+ 17.5%	\$348,975	<b>\$413,305</b>	+ 18.4%
Percent of List Price Received*	98.6%	<b>104.0%</b>	+ 5.5%	97.8%	<b>100.8%</b>	+ 3.1%
Days on Market Until Sale	101	<b>79</b>	- 21.8%	132	<b>68</b>	- 48.5%
Cumulative Days on Market Until Sale	100	<b>79</b>	- 21.0%	162	<b>72</b>	- 55.6%
Inventory of Homes for Sale	82	<b>24</b>	- 70.7%	--	--	--
Months Supply of Inventory	6.9	<b>1.3</b>	- 81.2%	--	--	--

\* 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

