

# Local Market Update for July 2021

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Mountain Area

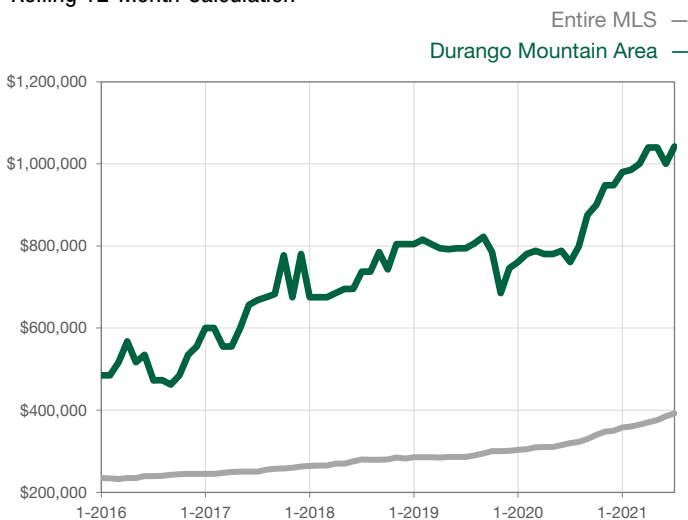
Single Family	July			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	7	6	- 14.3%	32	27	- 15.6%
Sold Listings	2	3	+ 50.0%	15	21	+ 40.0%
Median Sales Price*	\$604,000	<b>\$1,695,000</b>	+ 180.6%	\$788,000	<b>\$1,275,000</b>	+ 61.8%
Average Sales Price*	\$604,000	<b>\$1,410,000</b>	+ 133.4%	\$953,010	<b>\$1,249,450</b>	+ 31.1%
Percent of List Price Received*	98.5%	<b>104.5%</b>	+ 6.1%	95.9%	<b>99.1%</b>	+ 3.3%
Days on Market Until Sale	173	<b>42</b>	- 75.7%	165	<b>121</b>	- 26.7%
Cumulative Days on Market Until Sale	261	<b>42</b>	- 83.9%	264	<b>159</b>	- 39.8%
Inventory of Homes for Sale	26	<b>12</b>	- 53.8%	--	--	--
Months Supply of Inventory	9.9	<b>2.6</b>	- 73.7%	--	--	--

\* 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	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	19	12	- 36.8%	94	82	- 12.8%
Sold Listings	18	9	- 50.0%	49	76	+ 55.1%
Median Sales Price*	\$330,500	<b>\$507,500</b>	+ 53.6%	\$322,000	<b>\$485,000</b>	+ 50.6%
Average Sales Price*	\$348,194	<b>\$551,056</b>	+ 58.3%	\$383,739	<b>\$479,932</b>	+ 25.1%
Percent of List Price Received*	95.2%	<b>100.7%</b>	+ 5.8%	96.2%	<b>100.0%</b>	+ 4.0%
Days on Market Until Sale	112	<b>71</b>	- 36.6%	112	<b>82</b>	- 26.8%
Cumulative Days on Market Until Sale	128	<b>71</b>	- 44.5%	120	<b>84</b>	- 30.0%
Inventory of Homes for Sale	58	<b>3</b>	- 94.8%	--	--	--
Months Supply of Inventory	6.8	<b>0.2</b>	- 97.1%	--	--	--

\* 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

