

Local Market Update for August 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

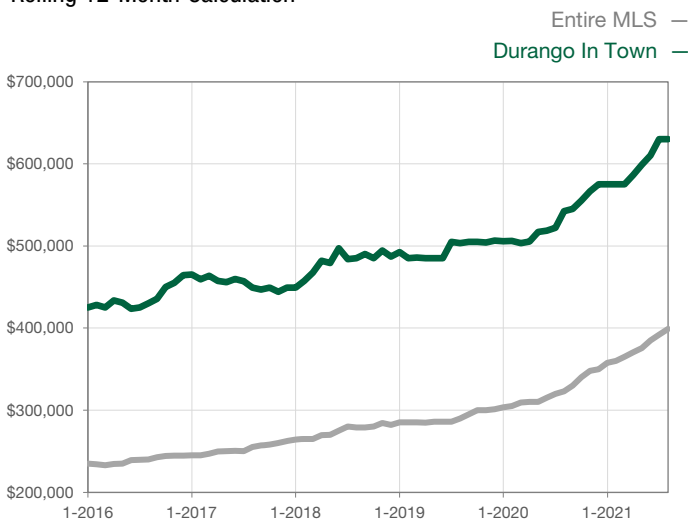
Single Family	August			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 08-2020	Thru 08-2021	Percent Change from Previous Year
Key Metrics						
New Listings	28	17	- 39.3%	190	152	- 20.0%
Sold Listings	24	14	- 41.7%	129	126	- 2.3%
Median Sales Price*	\$612,000	\$623,500	+ 1.9%	\$550,000	\$650,000	+ 18.2%
Average Sales Price*	\$728,895	\$697,405	- 4.3%	\$612,308	\$732,059	+ 19.6%
Percent of List Price Received*	97.1%	101.3%	+ 4.3%	97.5%	100.1%	+ 2.7%
Days on Market Until Sale	111	84	- 24.3%	142	87	- 38.7%
Cumulative Days on Market Until Sale	129	84	- 34.9%	161	101	- 37.3%
Inventory of Homes for Sale	72	24	- 66.7%	--	--	--
Months Supply of Inventory	4.4	1.4	- 68.2%	--	--	--

* 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	August			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 08-2020	Thru 08-2021	Percent Change from Previous Year
Key Metrics						
New Listings	16	21	+ 31.3%	153	175	+ 14.4%
Sold Listings	26	29	+ 11.5%	115	137	+ 19.1%
Median Sales Price*	\$357,400	\$412,500	+ 15.4%	\$340,000	\$399,000	+ 17.4%
Average Sales Price*	\$356,587	\$410,881	+ 15.2%	\$350,696	\$412,833	+ 17.7%
Percent of List Price Received*	97.9%	101.5%	+ 3.7%	97.8%	101.0%	+ 3.3%
Days on Market Until Sale	157	76	- 51.6%	138	70	- 49.3%
Cumulative Days on Market Until Sale	173	76	- 56.1%	165	72	- 56.4%
Inventory of Homes for Sale	60	24	- 60.0%	--	--	--
Months Supply of Inventory	4.6	1.2	- 73.9%	--	--	--

* 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

