

# Local Market Update for August 2021

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Mountain Area

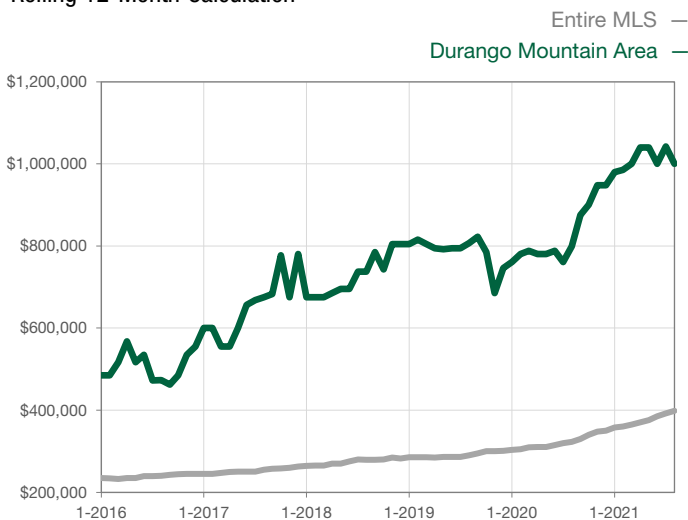
Single Family	August			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 08-2020	Thru 08-2021	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	8	6	- 25.0%	40	32	- 20.0%
Sold Listings	5	6	+ 20.0%	20	27	+ 35.0%
Median Sales Price*	\$1,150,000	<b>\$754,000</b>	- 34.4%	\$922,500	<b>\$1,045,000</b>	+ 13.3%
Average Sales Price*	\$1,549,400	<b>\$1,006,233</b>	- 35.1%	\$1,102,107	<b>\$1,195,402</b>	+ 8.5%
Percent of List Price Received*	86.7%	<b>99.0%</b>	+ 14.2%	93.6%	<b>99.1%</b>	+ 5.9%
Days on Market Until Sale	264	<b>298</b>	+ 12.9%	190	<b>161</b>	- 15.3%
Cumulative Days on Market Until Sale	264	<b>298</b>	+ 12.9%	264	<b>191</b>	- 27.7%
Inventory of Homes for Sale	22	<b>9</b>	- 59.1%	--	--	--
Months Supply of Inventory	8.3	<b>1.9</b>	- 77.1%	--	--	--

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

Townhouse/Condo	August			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 08-2020	Thru 08-2021	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	18	14	- 22.2%	112	97	- 13.4%
Sold Listings	19	12	- 36.8%	68	88	+ 29.4%
Median Sales Price*	\$335,675	<b>\$697,000</b>	+ 107.6%	\$328,350	<b>\$487,500</b>	+ 48.5%
Average Sales Price*	\$401,899	<b>\$732,708</b>	+ 82.3%	\$388,813	<b>\$514,401</b>	+ 32.3%
Percent of List Price Received*	97.7%	<b>100.3%</b>	+ 2.7%	96.6%	<b>100.1%</b>	+ 3.6%
Days on Market Until Sale	149	<b>73</b>	- 51.0%	122	<b>81</b>	- 33.6%
Cumulative Days on Market Until Sale	165	<b>54</b>	- 67.3%	132	<b>80</b>	- 39.4%
Inventory of Homes for Sale	38	<b>1</b>	- 97.4%	--	--	--
Months Supply of Inventory	4.1	<b>0.1</b>	- 97.6%	--	--	--

\* 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

