

Local Market Update for October 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

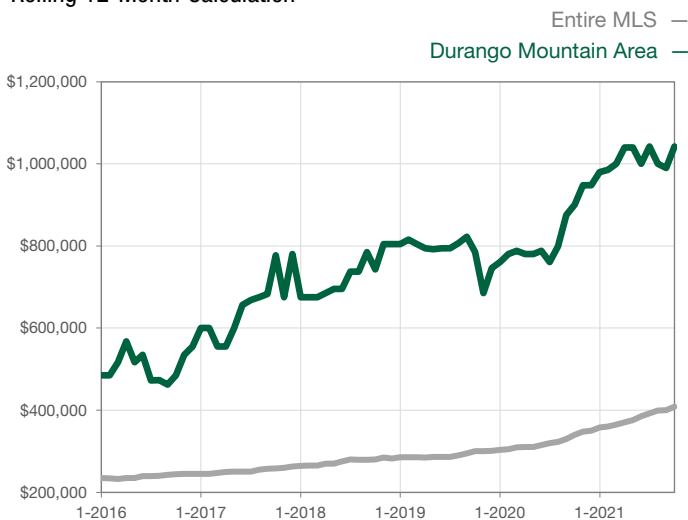
Single Family	October			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
Key Metrics						
New Listings	4	4	0.0%	52	40	- 23.1%
Sold Listings	8	6	- 25.0%	39	39	0.0%
Median Sales Price*	\$854,545	\$1,925,000	+ 125.3%	\$925,000	\$1,045,000	+ 13.0%
Average Sales Price*	\$984,511	\$2,464,167	+ 150.3%	\$1,123,618	\$1,370,535	+ 22.0%
Percent of List Price Received*	95.7%	97.4%	+ 1.8%	95.0%	98.7%	+ 3.9%
Days on Market Until Sale	148	87	- 41.2%	170	138	- 18.8%
Cumulative Days on Market Until Sale	228	87	- 61.8%	240	159	- 33.8%
Inventory of Homes for Sale	16	8	- 50.0%	--	--	--
Months Supply of Inventory	4.0	2.0	- 50.0%	--	--	--

* 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	October			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
Key Metrics						
New Listings	8	19	+ 137.5%	132	129	- 2.3%
Sold Listings	28	9	- 67.9%	121	111	- 8.3%
Median Sales Price*	\$318,750	\$550,000	+ 72.5%	\$325,000	\$490,000	+ 50.8%
Average Sales Price*	\$371,375	\$616,722	+ 66.1%	\$375,761	\$518,703	+ 38.0%
Percent of List Price Received*	97.8%	102.6%	+ 4.9%	97.1%	100.5%	+ 3.5%
Days on Market Until Sale	169	59	- 65.1%	135	74	- 45.2%
Cumulative Days on Market Until Sale	173	59	- 65.9%	144	73	- 49.3%
Inventory of Homes for Sale	21	11	- 47.6%	--	--	--
Months Supply of Inventory	1.8	0.9	- 50.0%	--	--	--

* 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

