

# Local Market Update for November 2021

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Mountain Area

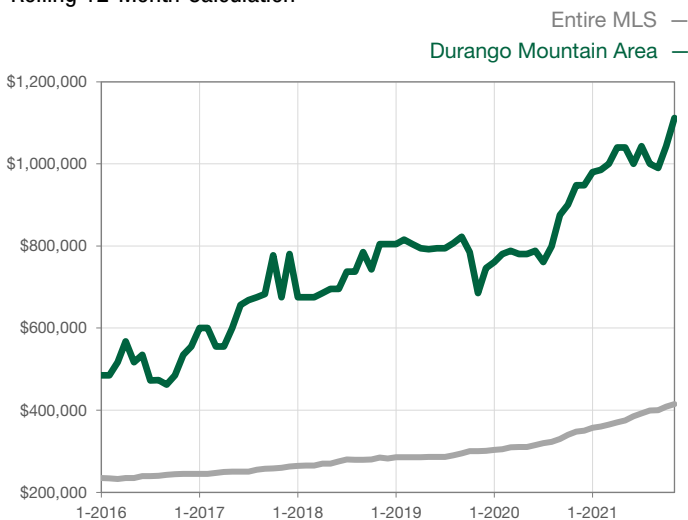
Single Family	November			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 11-2020	Thru 11-2021	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	2	1	- 50.0%	54	41	- 24.1%
Sold Listings	3	7	+ 133.3%	42	46	+ 9.5%
Median Sales Price*	\$985,000	<b>\$1,730,000</b>	+ 75.6%	\$947,500	<b>\$1,160,000</b>	+ 22.4%
Average Sales Price*	\$1,200,000	<b>\$2,672,929</b>	+ 122.7%	\$1,129,073	<b>\$1,568,725</b>	+ 38.9%
Percent of List Price Received*	97.2%	<b>99.9%</b>	+ 2.8%	95.1%	<b>98.9%</b>	+ 4.0%
Days on Market Until Sale	98	<b>161</b>	+ 64.3%	165	<b>142</b>	- 13.9%
Cumulative Days on Market Until Sale	98	<b>161</b>	+ 64.3%	230	<b>159</b>	- 30.9%
Inventory of Homes for Sale	15	<b>4</b>	- 73.3%	--	--	--
Months Supply of Inventory	3.8	<b>0.9</b>	- 76.3%	--	--	--

\* 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	November			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 11-2020	Thru 11-2021	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	11	11	0.0%	143	140	- 2.1%
Sold Listings	13	13	0.0%	134	124	- 7.5%
Median Sales Price*	\$500,000	<b>\$369,000</b>	- 26.2%	\$329,350	<b>\$485,000</b>	+ 47.3%
Average Sales Price*	\$578,593	<b>\$612,346</b>	+ 5.8%	\$395,439	<b>\$528,520</b>	+ 33.7%
Percent of List Price Received*	96.7%	<b>100.1%</b>	+ 3.5%	97.1%	<b>100.5%</b>	+ 3.5%
Days on Market Until Sale	208	<b>48</b>	- 76.9%	142	<b>71</b>	- 50.0%
Cumulative Days on Market Until Sale	132	<b>60</b>	- 54.5%	143	<b>72</b>	- 49.7%
Inventory of Homes for Sale	18	<b>9</b>	- 50.0%	--	--	--
Months Supply of Inventory	1.5	<b>0.8</b>	- 46.7%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

