

Local Market Update for December 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

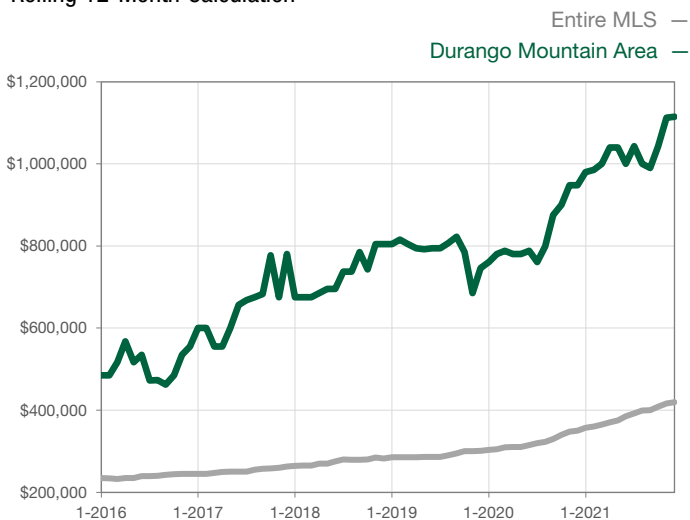
Single Family	December			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 12-2020	Thru 12-2021	Percent Change from Previous Year
Key Metrics						
New Listings	3	1	- 66.7%	57	43	- 24.6%
Sold Listings	2	2	0.0%	44	48	+ 9.1%
Median Sales Price*	\$902,000	\$912,000	+ 1.1%	\$947,500	\$1,115,000	+ 17.7%
Average Sales Price*	\$902,000	\$912,000	+ 1.1%	\$1,118,752	\$1,541,361	+ 37.8%
Percent of List Price Received*	97.3%	95.8%	- 1.5%	95.2%	98.8%	+ 3.8%
Days on Market Until Sale	60	79	+ 31.7%	160	139	- 13.1%
Cumulative Days on Market Until Sale	60	79	+ 31.7%	222	156	- 29.7%
Inventory of Homes for Sale	16	4	- 75.0%	--	--	--
Months Supply of Inventory	4.0	0.9	- 77.5%	--	--	--

* 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	December			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 12-2020	Thru 12-2021	Percent Change from Previous Year
Key Metrics						
New Listings	11	11	0.0%	154	150	- 2.6%
Sold Listings	15	10	- 33.3%	149	134	- 10.1%
Median Sales Price*	\$225,000	\$557,250	+ 147.7%	\$325,000	\$492,000	+ 51.4%
Average Sales Price*	\$333,120	\$561,611	+ 68.6%	\$389,165	\$530,990	+ 36.4%
Percent of List Price Received*	100.4%	100.4%	0.0%	97.4%	100.5%	+ 3.2%
Days on Market Until Sale	82	86	+ 4.9%	136	73	- 46.3%
Cumulative Days on Market Until Sale	82	50	- 39.0%	137	70	- 48.9%
Inventory of Homes for Sale	16	13	- 18.8%	--	--	--
Months Supply of Inventory	1.3	1.2	- 7.7%	--	--	--

* 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

