

Local Market Update for May 2022

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

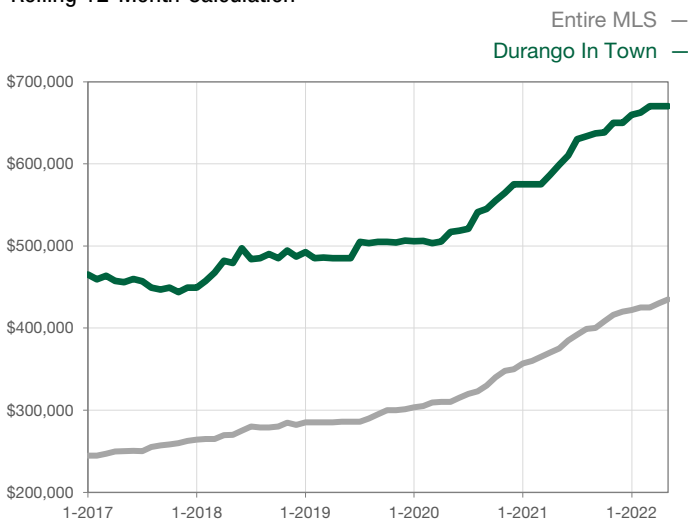
Single Family	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Key Metrics						
New Listings	25	17	- 32.0%	92	76	- 17.4%
Sold Listings	12	16	+ 33.3%	69	54	- 21.7%
Median Sales Price*	\$768,000	\$764,950	- 0.4%	\$620,000	\$697,500	+ 12.5%
Average Sales Price*	\$747,292	\$983,881	+ 31.7%	\$703,076	\$878,326	+ 24.9%
Percent of List Price Received*	102.5%	103.7%	+ 1.2%	99.9%	103.3%	+ 3.4%
Days on Market Until Sale	63	87	+ 38.1%	94	76	- 19.1%
Cumulative Days on Market Until Sale	69	87	+ 26.1%	115	76	- 33.9%
Inventory of Homes for Sale	21	17	- 19.0%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--

* 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	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Key Metrics						
New Listings	16	14	- 12.5%	97	52	- 46.4%
Sold Listings	16	13	- 18.8%	58	52	- 10.3%
Median Sales Price*	\$350,800	\$434,800	+ 23.9%	\$367,500	\$462,500	+ 25.9%
Average Sales Price*	\$409,713	\$496,592	+ 21.2%	\$381,668	\$528,474	+ 38.5%
Percent of List Price Received*	100.8%	103.0%	+ 2.2%	99.7%	101.0%	+ 1.3%
Days on Market Until Sale	41	110	+ 168.3%	71	97	+ 36.6%
Cumulative Days on Market Until Sale	41	110	+ 168.3%	77	99	+ 28.6%
Inventory of Homes for Sale	17	7	- 58.8%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--

* 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

