

Local Market Update for July 2022

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

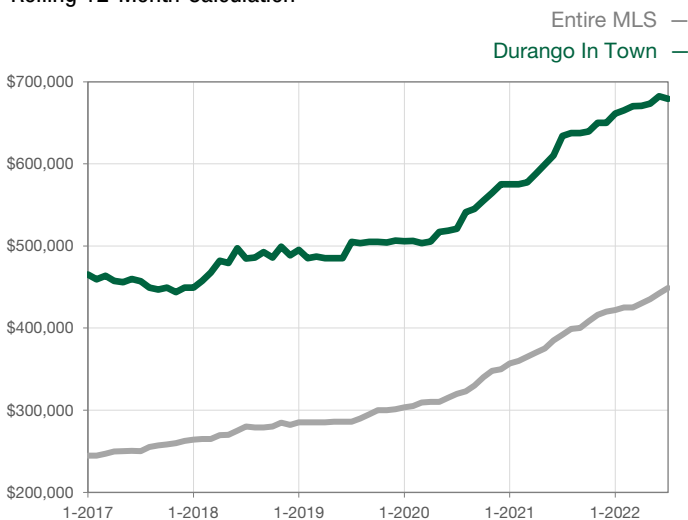
Single Family	July			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
Key Metrics						
New Listings	21	14	- 33.3%	135	117	- 13.3%
Sold Listings	15	6	- 60.0%	110	72	- 34.5%
Median Sales Price*	\$700,000	\$629,743	- 10.0%	\$660,625	\$715,000	+ 8.2%
Average Sales Price*	\$747,767	\$724,414	- 3.1%	\$739,816	\$868,451	+ 17.4%
Percent of List Price Received*	98.9%	100.6%	+ 1.7%	99.9%	102.8%	+ 2.9%
Days on Market Until Sale	58	103	+ 77.6%	88	74	- 15.9%
Cumulative Days on Market Until Sale	58	103	+ 77.6%	104	77	- 26.0%
Inventory of Homes for Sale	24	29	+ 20.8%	--	--	--
Months Supply of Inventory	1.3	2.4	+ 84.6%	--	--	--

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

Townhouse/Condo	July			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
Key Metrics						
New Listings	27	16	- 40.7%	154	91	- 40.9%
Sold Listings	21	11	- 47.6%	108	80	- 25.9%
Median Sales Price*	\$424,110	\$430,000	+ 1.4%	\$396,000	\$464,722	+ 17.4%
Average Sales Price*	\$422,042	\$452,949	+ 7.3%	\$413,358	\$514,612	+ 24.5%
Percent of List Price Received*	103.8%	102.9%	- 0.9%	100.8%	101.3%	+ 0.5%
Days on Market Until Sale	77	39	- 49.4%	68	78	+ 14.7%
Cumulative Days on Market Until Sale	77	49	- 36.4%	71	81	+ 14.1%
Inventory of Homes for Sale	28	23	- 17.9%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 6.7%	--	--	--

* 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

