

Local Market Update for July 2022

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

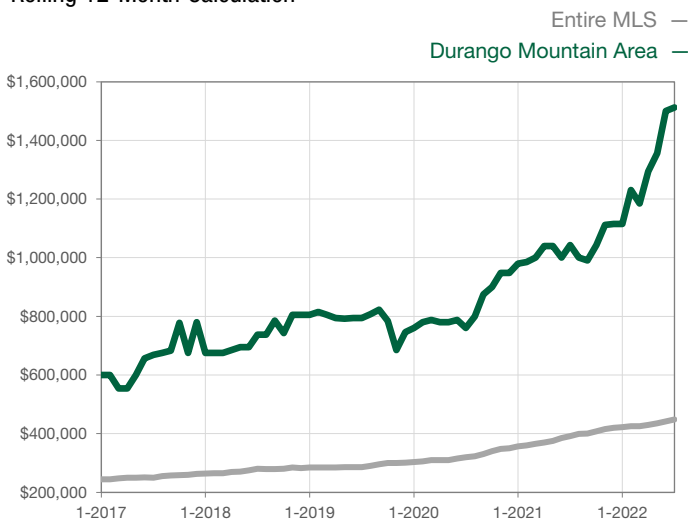
Single Family	July			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
Key Metrics						
New Listings	5	4	- 20.0%	26	28	+ 7.7%
Sold Listings	3	6	+ 100.0%	21	23	+ 9.5%
Median Sales Price*	\$1,695,000	\$1,852,500	+ 9.3%	\$1,275,000	\$1,765,000	+ 38.4%
Average Sales Price*	\$1,410,000	\$2,173,333	+ 54.1%	\$1,249,450	\$1,955,913	+ 56.5%
Percent of List Price Received*	104.5%	100.3%	- 4.0%	99.1%	100.1%	+ 1.0%
Days on Market Until Sale	42	137	+ 226.2%	121	122	+ 0.8%
Cumulative Days on Market Until Sale	42	137	+ 226.2%	159	145	- 8.8%
Inventory of Homes for Sale	11	11	0.0%	--	--	--
Months Supply of Inventory	2.4	2.6	+ 8.3%	--	--	--

* 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	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	12	14	+ 16.7%	83	100	+ 20.5%
Sold Listings	9	13	+ 44.4%	76	78	+ 2.6%
Median Sales Price*	\$507,500	\$757,500	+ 49.3%	\$485,000	\$427,500	- 11.9%
Average Sales Price*	\$551,056	\$644,838	+ 17.0%	\$479,932	\$582,701	+ 21.4%
Percent of List Price Received*	100.7%	100.2%	- 0.5%	100.0%	99.4%	- 0.6%
Days on Market Until Sale	71	196	+ 176.1%	82	87	+ 6.1%
Cumulative Days on Market Until Sale	71	196	+ 176.1%	84	88	+ 4.8%
Inventory of Homes for Sale	3	33	+ 1000.0%	--	--	--
Months Supply of Inventory	0.2	2.9	+ 1350.0%	--	--	--

* 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

