

# Local Market Update for August 2022

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango In Town

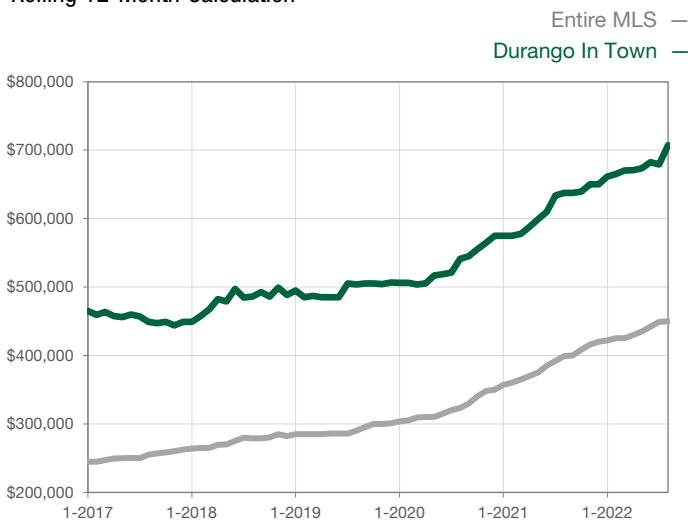
Single Family	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	15	24	+ 60.0%	150	141	- 6.0%
Sold Listings	14	18	+ 28.6%	124	90	- 27.4%
Median Sales Price*	\$623,500	<b>\$757,500</b>	+ 21.5%	\$650,500	<b>\$718,375</b>	+ 10.4%
Average Sales Price*	\$697,405	<b>\$865,206</b>	+ 24.1%	\$735,028	<b>\$867,802</b>	+ 18.1%
Percent of List Price Received*	101.3%	<b>98.7%</b>	- 2.6%	100.1%	<b>102.0%</b>	+ 1.9%
Days on Market Until Sale	84	<b>71</b>	- 15.5%	87	<b>73</b>	- 16.1%
Cumulative Days on Market Until Sale	84	<b>71</b>	- 15.5%	102	<b>76</b>	- 25.5%
Inventory of Homes for Sale	24	<b>32</b>	+ 33.3%	--	--	--
Months Supply of Inventory	1.4	<b>2.6</b>	+ 85.7%	--	--	--

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

Townhouse/Condo	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	23	7	- 69.6%	178	99	- 44.4%
Sold Listings	29	18	- 37.9%	137	98	- 28.5%
Median Sales Price*	\$412,500	<b>\$442,000</b>	+ 7.2%	\$399,000	<b>\$464,722</b>	+ 16.5%
Average Sales Price*	\$410,881	<b>\$473,146</b>	+ 15.2%	\$412,833	<b>\$506,996</b>	+ 22.8%
Percent of List Price Received*	101.5%	<b>101.9%</b>	+ 0.4%	101.0%	<b>101.4%</b>	+ 0.4%
Days on Market Until Sale	76	<b>122</b>	+ 60.5%	70	<b>86</b>	+ 22.9%
Cumulative Days on Market Until Sale	76	<b>127</b>	+ 67.1%	72	<b>89</b>	+ 23.6%
Inventory of Homes for Sale	28	<b>25</b>	- 10.7%	--	--	--
Months Supply of Inventory	1.4	<b>1.9</b>	+ 35.7%	--	--	--

\* 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

