

Local Market Update for August 2022

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

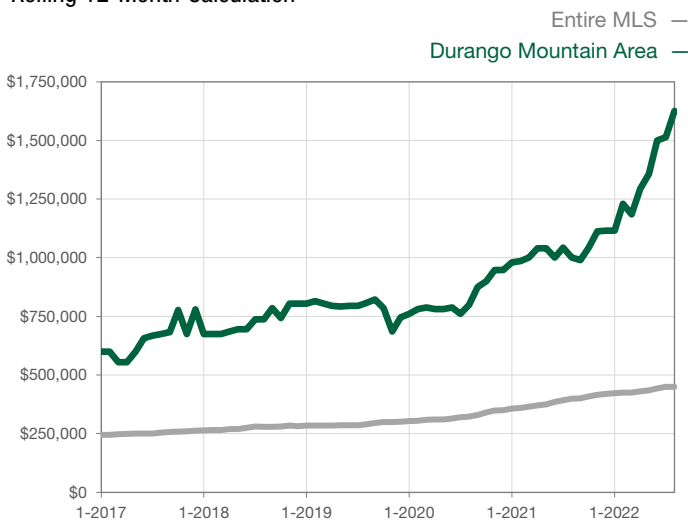
Single Family	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
Key Metrics						
New Listings	6	3	- 50.0%	32	31	- 3.1%
Sold Listings	6	4	- 33.3%	27	27	0.0%
Median Sales Price*	\$754,000	\$1,950,000	+ 158.6%	\$1,045,000	\$1,765,000	+ 68.9%
Average Sales Price*	\$1,006,233	\$2,162,125	+ 114.9%	\$1,195,402	\$1,986,463	+ 66.2%
Percent of List Price Received*	99.0%	97.8%	- 1.2%	99.1%	99.8%	+ 0.7%
Days on Market Until Sale	298	52	- 82.6%	161	112	- 30.4%
Cumulative Days on Market Until Sale	298	52	- 82.6%	191	131	- 31.4%
Inventory of Homes for Sale	10	12	+ 20.0%	--	--	--
Months Supply of Inventory	2.2	3.0	+ 36.4%	--	--	--

* 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
Key Metrics						
New Listings	14	15	+ 7.1%	97	115	+ 18.6%
Sold Listings	12	17	+ 41.7%	88	95	+ 8.0%
Median Sales Price*	\$697,000	\$762,500	+ 9.4%	\$487,500	\$456,500	- 6.4%
Average Sales Price*	\$732,708	\$758,253	+ 3.5%	\$514,401	\$614,115	+ 19.4%
Percent of List Price Received*	100.3%	99.1%	- 1.2%	100.1%	99.4%	- 0.7%
Days on Market Until Sale	73	160	+ 119.2%	81	100	+ 23.5%
Cumulative Days on Market Until Sale	54	161	+ 198.1%	80	101	+ 26.3%
Inventory of Homes for Sale	1	24	+ 2300.0%	--	--	--
Months Supply of Inventory	0.1	2.0	+ 1900.0%	--	--	--

* 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

