

Local Market Update for October 2022

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

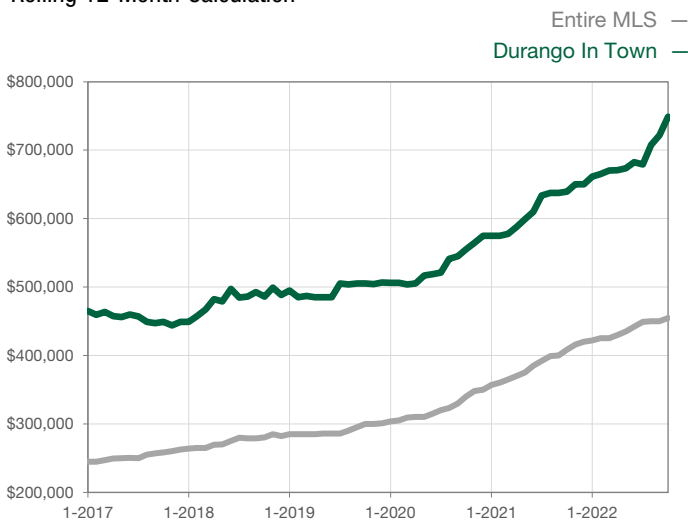
Single Family	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Key Metrics						
New Listings	11	15	+ 36.4%	174	176	+ 1.1%
Sold Listings	10	16	+ 60.0%	155	121	- 21.9%
Median Sales Price*	\$634,017	\$724,000	+ 14.2%	\$649,900	\$725,000	+ 11.6%
Average Sales Price*	\$682,613	\$814,814	+ 19.4%	\$744,200	\$875,817	+ 17.7%
Percent of List Price Received*	101.1%	96.6%	- 4.5%	100.3%	100.8%	+ 0.5%
Days on Market Until Sale	119	98	- 17.6%	88	75	- 14.8%
Cumulative Days on Market Until Sale	119	98	- 17.6%	101	77	- 23.8%
Inventory of Homes for Sale	15	33	+ 120.0%	--	--	--
Months Supply of Inventory	0.9	2.7	+ 200.0%	--	--	--

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

Townhouse/Condo	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Key Metrics						
New Listings	6	8	+ 33.3%	200	126	- 37.0%
Sold Listings	18	7	- 61.1%	180	116	- 35.6%
Median Sales Price*	\$410,000	\$525,000	+ 28.0%	\$400,000	\$462,222	+ 15.6%
Average Sales Price*	\$432,300	\$521,429	+ 20.6%	\$423,503	\$494,408	+ 16.7%
Percent of List Price Received*	99.7%	99.9%	+ 0.2%	100.6%	101.1%	+ 0.5%
Days on Market Until Sale	59	43	- 27.1%	67	88	+ 31.3%
Cumulative Days on Market Until Sale	59	43	- 27.1%	69	91	+ 31.9%
Inventory of Homes for Sale	19	26	+ 36.8%	--	--	--
Months Supply of Inventory	1.0	2.3	+ 130.0%	--	--	--

* 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

