

# Local Market Update for October 2022

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Mountain Area

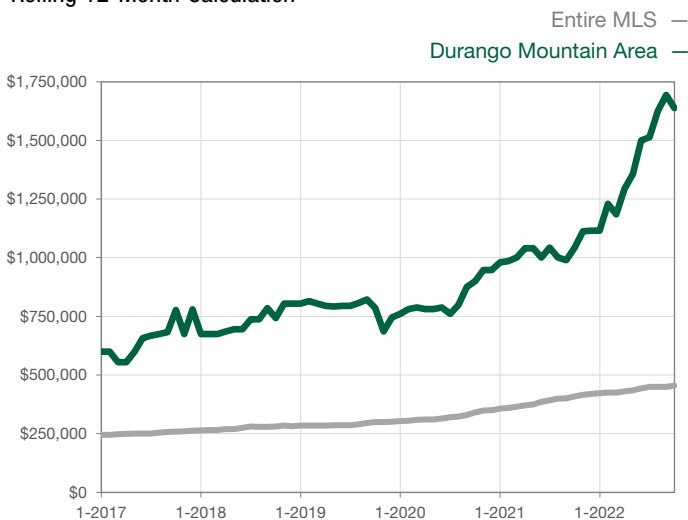
Single Family	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	4	1	- 75.0%	40	38	- 5.0%
Sold Listings	6	5	- 16.7%	39	33	- 15.4%
Median Sales Price*	\$1,925,000	<b>\$1,421,775</b>	- 26.1%	\$1,045,000	<b>\$1,650,000</b>	+ 57.9%
Average Sales Price*	\$2,464,167	<b>\$1,587,855</b>	- 35.6%	\$1,370,535	<b>\$1,915,114</b>	+ 39.7%
Percent of List Price Received*	97.4%	<b>95.6%</b>	- 1.8%	98.7%	<b>98.7%</b>	0.0%
Days on Market Until Sale	87	<b>79</b>	- 9.2%	138	<b>106</b>	- 23.2%
Cumulative Days on Market Until Sale	87	<b>79</b>	- 9.2%	159	<b>125</b>	- 21.4%
Inventory of Homes for Sale	9	<b>12</b>	+ 33.3%	--	--	--
Months Supply of Inventory	2.3	<b>3.4</b>	+ 47.8%	--	--	--

\* 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
<b>Key Metrics</b>						
New Listings	19	10	- 47.4%	128	139	+ 8.6%
Sold Listings	10	10	0.0%	112	123	+ 9.8%
Median Sales Price*	\$541,250	<b>\$757,500</b>	+ 40.0%	\$487,500	<b>\$456,500</b>	- 6.4%
Average Sales Price*	\$575,550	<b>\$992,800</b>	+ 72.5%	\$515,902	<b>\$630,278</b>	+ 22.2%
Percent of List Price Received*	101.7%	<b>97.4%</b>	- 4.2%	100.5%	<b>98.9%</b>	- 1.6%
Days on Market Until Sale	58	<b>188</b>	+ 224.1%	74	<b>109</b>	+ 47.3%
Cumulative Days on Market Until Sale	58	<b>188</b>	+ 224.1%	73	<b>110</b>	+ 50.7%
Inventory of Homes for Sale	12	<b>24</b>	+ 100.0%	--	--	--
Months Supply of Inventory	1.0	<b>2.0</b>	+ 100.0%	--	--	--

\* 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

