

# Local Market Update for November 2022

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango In Town

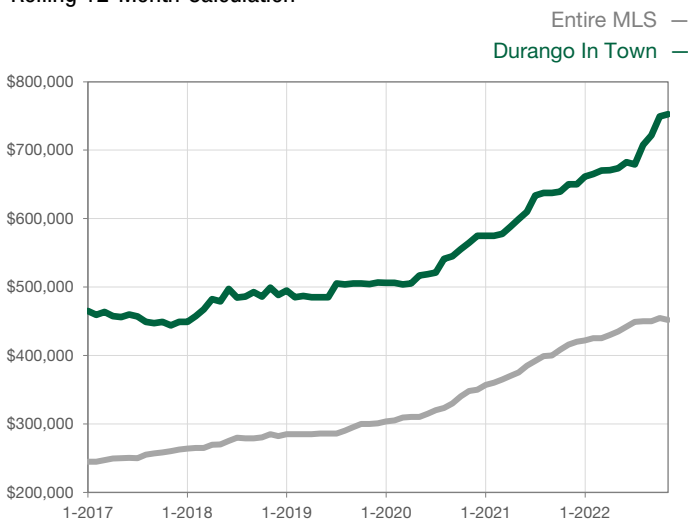
Single Family	November			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 11-2021	Thru 11-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	4	3	- 25.0%	178	179	+ 0.6%
Sold Listings	17	10	- 41.2%	172	131	- 23.8%
Median Sales Price*	\$830,000	<b>\$848,750</b>	+ 2.3%	\$650,000	<b>\$755,000</b>	+ 16.2%
Average Sales Price*	\$907,843	<b>\$901,550</b>	- 0.7%	\$760,374	<b>\$877,782</b>	+ 15.4%
Percent of List Price Received*	98.8%	<b>98.6%</b>	- 0.2%	100.1%	<b>100.7%</b>	+ 0.6%
Days on Market Until Sale	84	<b>106</b>	+ 26.2%	88	<b>77</b>	- 12.5%
Cumulative Days on Market Until Sale	88	<b>106</b>	+ 20.5%	100	<b>79</b>	- 21.0%
Inventory of Homes for Sale	9	<b>31</b>	+ 244.4%	--	--	--
Months Supply of Inventory	0.6	<b>2.7</b>	+ 350.0%	--	--	--

\* 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	November			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 11-2021	Thru 11-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	11	5	- 54.5%	211	131	- 37.9%
Sold Listings	13	8	- 38.5%	193	124	- 35.8%
Median Sales Price*	\$425,000	<b>\$420,000</b>	- 1.2%	\$412,500	<b>\$455,610</b>	+ 10.5%
Average Sales Price*	\$502,538	<b>\$450,244</b>	- 10.4%	\$428,827	<b>\$491,559</b>	+ 14.6%
Percent of List Price Received*	100.5%	<b>97.2%</b>	- 3.3%	100.6%	<b>100.8%</b>	+ 0.2%
Days on Market Until Sale	75	<b>62</b>	- 17.3%	68	<b>87</b>	+ 27.9%
Cumulative Days on Market Until Sale	75	<b>62</b>	- 17.3%	69	<b>90</b>	+ 30.4%
Inventory of Homes for Sale	21	<b>26</b>	+ 23.8%	--	--	--
Months Supply of Inventory	1.2	<b>2.4</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

