

# Local Market Update for November 2022

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Mountain Area

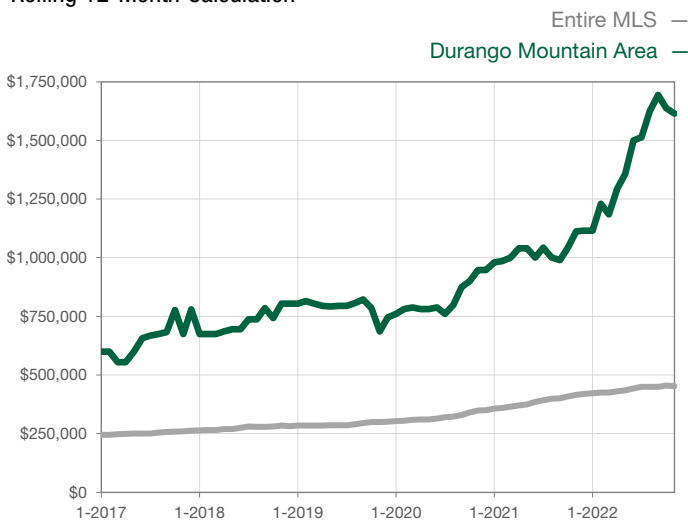
Single Family	November			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 11-2021	Thru 11-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	2	0	- 100.0%	42	38	- 9.5%
Sold Listings	7	1	- 85.7%	46	34	- 26.1%
Median Sales Price*	\$1,730,000	<b>\$1,525,000</b>	- 11.8%	\$1,160,000	<b>\$1,637,500</b>	+ 41.2%
Average Sales Price*	\$2,672,929	<b>\$1,525,000</b>	- 42.9%	\$1,568,725	<b>\$1,903,640</b>	+ 21.3%
Percent of List Price Received*	99.9%	<b>95.4%</b>	- 4.5%	98.9%	<b>98.6%</b>	- 0.3%
Days on Market Until Sale	161	<b>46</b>	- 71.4%	142	<b>104</b>	- 26.8%
Cumulative Days on Market Until Sale	161	<b>46</b>	- 71.4%	159	<b>123</b>	- 22.6%
Inventory of Homes for Sale	6	<b>8</b>	+ 33.3%	--	--	--
Months Supply of Inventory	1.4	<b>2.7</b>	+ 92.9%	--	--	--

\* 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%	139	144	+ 3.6%
Sold Listings	13	5	- 61.5%	125	128	+ 2.4%
Median Sales Price*	\$369,000	<b>\$290,000</b>	- 21.4%	\$485,000	<b>\$453,250</b>	- 6.5%
Average Sales Price*	\$612,346	<b>\$482,160</b>	- 21.3%	\$525,932	<b>\$624,492</b>	+ 18.7%
Percent of List Price Received*	100.1%	<b>96.7%</b>	- 3.4%	100.4%	<b>98.8%</b>	- 1.6%
Days on Market Until Sale	48	<b>68</b>	+ 41.7%	71	<b>107</b>	+ 50.7%
Cumulative Days on Market Until Sale	60	<b>68</b>	+ 13.3%	71	<b>108</b>	+ 52.1%
Inventory of Homes for Sale	11	<b>21</b>	+ 90.9%	--	--	--
Months Supply of Inventory	0.9	<b>1.8</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

