

# Local Market Update for December 2022

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango In Town

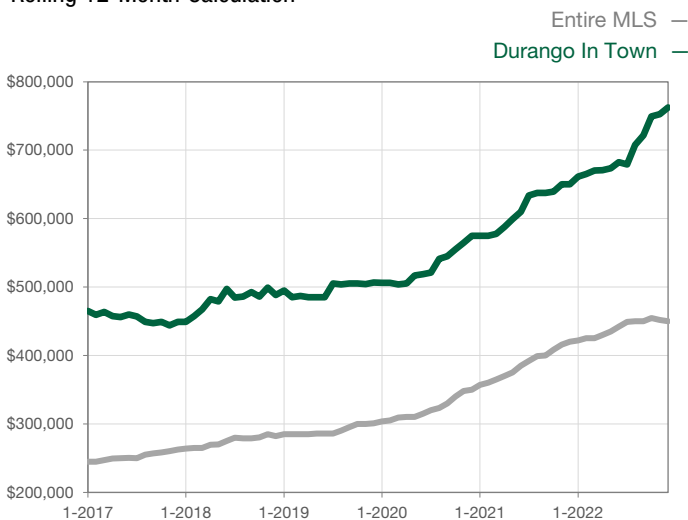
Single Family	December			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 12-2021	Thru 12-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	4	4	0.0%	182	184	+ 1.1%
Sold Listings	9	9	0.0%	181	140	- 22.7%
Median Sales Price*	\$689,900	<b>\$1,068,000</b>	+ 54.8%	\$650,000	<b>\$762,500</b>	+ 17.3%
Average Sales Price*	\$796,484	<b>\$1,034,344</b>	+ 29.9%	\$762,170	<b>\$887,847</b>	+ 16.5%
Percent of List Price Received*	97.3%	<b>96.0%</b>	- 1.3%	100.0%	<b>100.4%</b>	+ 0.4%
Days on Market Until Sale	92	<b>74</b>	- 19.6%	88	<b>77</b>	- 12.5%
Cumulative Days on Market Until Sale	92	<b>92</b>	0.0%	99	<b>80</b>	- 19.2%
Inventory of Homes for Sale	9	<b>25</b>	+ 177.8%	--	--	--
Months Supply of Inventory	0.6	<b>2.1</b>	+ 250.0%	--	--	--

\* 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	December			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 12-2021	Thru 12-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	10	4	- 60.0%	221	136	- 38.5%
Sold Listings	8	10	+ 25.0%	201	134	- 33.3%
Median Sales Price*	\$398,500	<b>\$367,000</b>	- 7.9%	\$412,500	<b>\$450,610</b>	+ 9.2%
Average Sales Price*	\$421,050	<b>\$407,002</b>	- 3.3%	\$428,517	<b>\$485,248</b>	+ 13.2%
Percent of List Price Received*	100.8%	<b>100.0%</b>	- 0.8%	100.6%	<b>100.8%</b>	+ 0.2%
Days on Market Until Sale	63	<b>70</b>	+ 11.1%	67	<b>85</b>	+ 26.9%
Cumulative Days on Market Until Sale	63	<b>72</b>	+ 14.3%	69	<b>88</b>	+ 27.5%
Inventory of Homes for Sale	21	<b>25</b>	+ 19.0%	--	--	--
Months Supply of Inventory	1.3	<b>2.2</b>	+ 69.2%	--	--	--

\* 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

