

Local Market Update for March 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

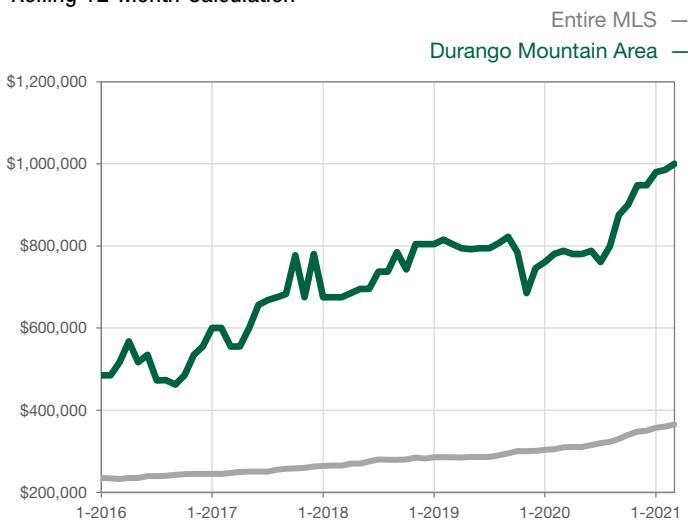
Single Family	March			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
Key Metrics						
New Listings	3	8	+ 166.7%	11	15	+ 36.4%
Sold Listings	1	5	+ 400.0%	8	7	- 12.5%
Median Sales Price*	\$1,225,000	\$1,575,000	+ 28.6%	\$842,500	\$1,425,000	+ 69.1%
Average Sales Price*	\$1,225,000	\$1,612,000	+ 31.6%	\$913,848	\$1,485,000	+ 62.5%
Percent of List Price Received*	98.0%	100.7%	+ 2.8%	96.5%	99.4%	+ 3.0%
Days on Market Until Sale	572	175	- 69.4%	157	143	- 8.9%
Cumulative Days on Market Until Sale	572	175	- 69.4%	254	189	- 25.6%
Inventory of Homes for Sale	24	12	- 50.0%	--	--	--
Months Supply of Inventory	10.2	2.8	- 72.5%	--	--	--

* 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	March			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
Key Metrics						
New Listings	6	11	+ 83.3%	36	42	+ 16.7%
Sold Listings	5	14	+ 180.0%	19	28	+ 47.4%
Median Sales Price*	\$340,000	\$460,375	+ 35.4%	\$288,000	\$429,125	+ 49.0%
Average Sales Price*	\$429,600	\$485,768	+ 13.1%	\$412,863	\$472,714	+ 14.5%
Percent of List Price Received*	98.4%	99.3%	+ 0.9%	97.1%	98.6%	+ 1.5%
Days on Market Until Sale	69	51	- 26.1%	131	60	- 54.2%
Cumulative Days on Market Until Sale	69	51	- 26.1%	138	71	- 48.6%
Inventory of Homes for Sale	63	9	- 85.7%	--	--	--
Months Supply of Inventory	6.5	0.7	- 89.2%	--	--	--

* 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

