

Local Market Update for October 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

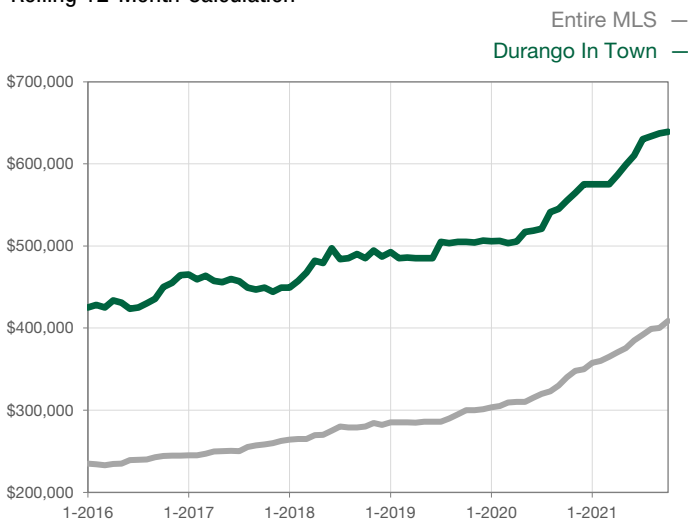
Single Family	October			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
Key Metrics						
New Listings	21	10	- 52.4%	232	178	- 23.3%
Sold Listings	29	11	- 62.1%	177	158	- 10.7%
Median Sales Price*	\$608,000	\$649,900	+ 6.9%	\$569,000	\$644,450	+ 13.3%
Average Sales Price*	\$698,812	\$693,194	- 0.8%	\$630,213	\$742,064	+ 17.7%
Percent of List Price Received*	97.7%	100.6%	+ 3.0%	97.7%	100.3%	+ 2.7%
Days on Market Until Sale	91	116	+ 27.5%	134	88	- 34.3%
Cumulative Days on Market Until Sale	127	116	- 8.7%	153	100	- 34.6%
Inventory of Homes for Sale	54	16	- 70.4%	--	--	--
Months Supply of Inventory	3.2	1.0	- 68.8%	--	--	--

* 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		
	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
Key Metrics						
New Listings	13	5	- 61.5%	187	196	+ 4.8%
Sold Listings	28	18	- 35.7%	173	180	+ 4.0%
Median Sales Price*	\$349,000	\$410,000	+ 17.5%	\$340,000	\$400,000	+ 17.6%
Average Sales Price*	\$360,071	\$432,300	+ 20.1%	\$358,994	\$423,503	+ 18.0%
Percent of List Price Received*	98.4%	99.7%	+ 1.3%	98.0%	100.6%	+ 2.7%
Days on Market Until Sale	165	59	- 64.2%	144	67	- 53.5%
Cumulative Days on Market Until Sale	190	59	- 68.9%	171	69	- 59.6%
Inventory of Homes for Sale	40	9	- 77.5%	--	--	--
Months Supply of Inventory	2.5	0.5	- 80.0%	--	--	--

* 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

