

Local Market Update for September 2022

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

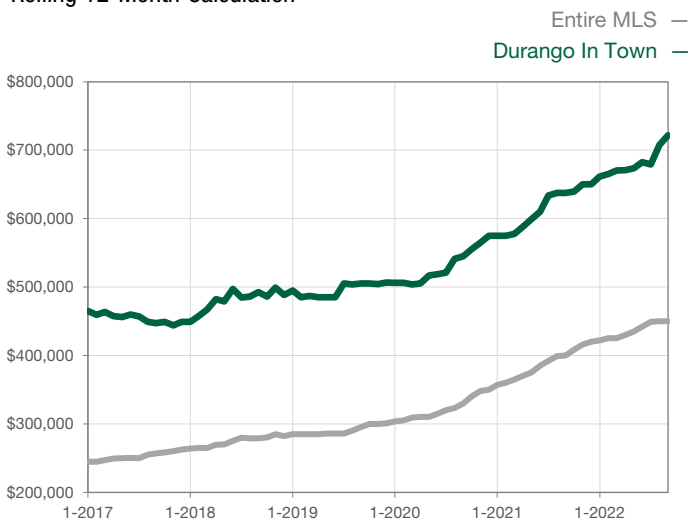
Single Family	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 09-2022	Percent Change from Previous Year
Key Metrics						
New Listings	13	20	+ 53.8%	163	161	- 1.2%
Sold Listings	21	15	- 28.6%	145	105	- 27.6%
Median Sales Price*	\$610,000	\$781,271	+ 28.1%	\$650,000	\$725,000	+ 11.5%
Average Sales Price*	\$827,692	\$988,982	+ 19.5%	\$748,448	\$885,113	+ 18.3%
Percent of List Price Received*	100.9%	98.7%	- 2.2%	100.2%	101.5%	+ 1.3%
Days on Market Until Sale	81	60	- 25.9%	86	71	- 17.4%
Cumulative Days on Market Until Sale	87	60	- 31.0%	100	74	- 26.0%
Inventory of Homes for Sale	22	40	+ 81.8%	--	--	--
Months Supply of Inventory	1.3	3.4	+ 161.5%	--	--	--

* 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	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 09-2022	Percent Change from Previous Year
Key Metrics						
New Listings	16	19	+ 18.8%	194	118	- 39.2%
Sold Listings	25	11	- 56.0%	162	109	- 32.7%
Median Sales Price*	\$415,000	\$371,500	- 10.5%	\$399,500	\$450,000	+ 12.6%
Average Sales Price*	\$475,640	\$365,065	- 23.2%	\$422,526	\$492,673	+ 16.6%
Percent of List Price Received*	99.0%	98.8%	- 0.2%	100.7%	101.2%	+ 0.5%
Days on Market Until Sale	58	141	+ 143.1%	68	91	+ 33.8%
Cumulative Days on Market Until Sale	58	141	+ 143.1%	70	95	+ 35.7%
Inventory of Homes for Sale	20	30	+ 50.0%	--	--	--
Months Supply of Inventory	1.0	2.4	+ 140.0%	--	--	--

* 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

