

Local Market Update for December 2022

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

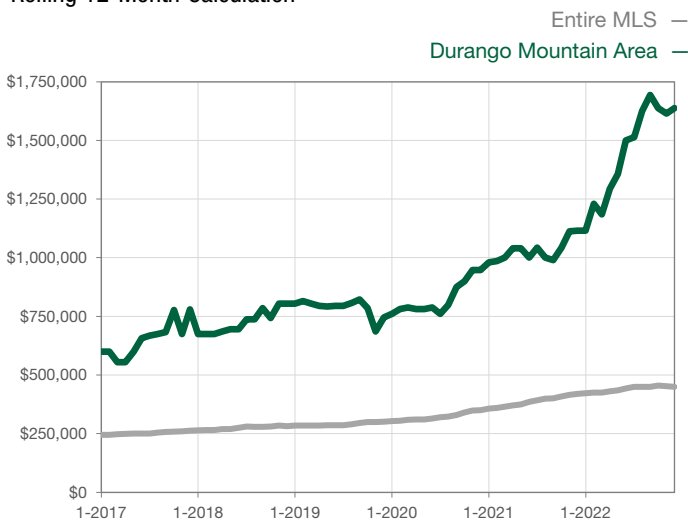
Single Family	December			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 12-2021	Thru 12-2022	Percent Change from Previous Year
Key Metrics						
New Listings	7	4	- 42.9%	49	43	- 12.2%
Sold Listings	2	0	- 100.0%	48	34	- 29.2%
Median Sales Price*	\$912,000	\$0	- 100.0%	\$1,115,000	\$1,637,500	+ 46.9%
Average Sales Price*	\$912,000	\$0	- 100.0%	\$1,541,361	\$1,903,640	+ 23.5%
Percent of List Price Received*	95.8%	0.0%	- 100.0%	98.8%	98.6%	- 0.2%
Days on Market Until Sale	79	0	- 100.0%	139	104	- 25.2%
Cumulative Days on Market Until Sale	79	0	- 100.0%	156	123	- 21.2%
Inventory of Homes for Sale	7	11	+ 57.1%	--	--	--
Months Supply of Inventory	1.6	3.6	+ 125.0%	--	--	--

* 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
Key Metrics						
New Listings	11	7	- 36.4%	150	151	+ 0.7%
Sold Listings	10	4	- 60.0%	135	132	- 2.2%
Median Sales Price*	\$557,250	\$342,500	- 38.5%	\$490,000	\$444,500	- 9.3%
Average Sales Price*	\$561,611	\$352,250	- 37.3%	\$528,575	\$616,242	+ 16.6%
Percent of List Price Received*	100.4%	95.7%	- 4.7%	100.4%	98.7%	- 1.7%
Days on Market Until Sale	86	121	+ 40.7%	72	108	+ 50.0%
Cumulative Days on Market Until Sale	50	121	+ 142.0%	70	109	+ 55.7%
Inventory of Homes for Sale	16	22	+ 37.5%	--	--	--
Months Supply of Inventory	1.4	2.0	+ 42.9%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

