

# Local Market Update for May 2022

A Research Tool Provided by the Colorado Association of REALTORS®

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## San Juan County

Contact the Durango Area Association of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

Single Family	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	2	5	+ 150.0%	12	13	+ 8.3%
Sold Listings	5	2	- 60.0%	10	7	- 30.0%
Median Sales Price*	\$399,000	<b>\$724,400</b>	+ 81.6%	\$411,350	<b>\$629,800</b>	+ 53.1%
Average Sales Price*	\$856,590	<b>\$724,400</b>	- 15.4%	\$718,665	<b>\$679,900</b>	- 5.4%
Percent of List Price Received*	98.4%	<b>98.4%</b>	0.0%	97.6%	<b>95.0%</b>	- 2.7%
Days on Market Until Sale	105	<b>62</b>	- 41.0%	256	<b>115</b>	- 55.1%
Inventory of Homes for Sale	6	<b>10</b>	+ 66.7%	--	--	--
Months Supply of Inventory	2.1	<b>4.0</b>	+ 90.5%	--	--	--

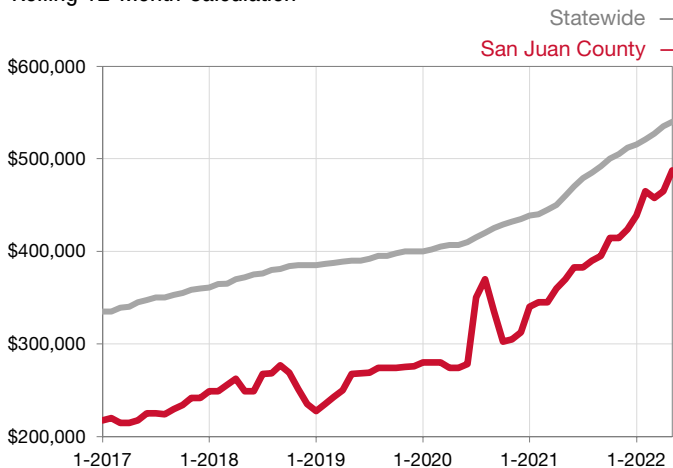
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	1	2	+ 100.0%	7	12	+ 71.4%
Sold Listings	1	1	0.0%	7	10	+ 42.9%
Median Sales Price*	\$431,000	<b>\$750,000</b>	+ 74.0%	\$242,000	<b>\$412,500</b>	+ 70.5%
Average Sales Price*	\$431,000	<b>\$750,000</b>	+ 74.0%	\$285,214	<b>\$455,700</b>	+ 59.8%
Percent of List Price Received*	106.4%	<b>100.0%</b>	- 6.0%	100.5%	<b>100.2%</b>	- 0.3%
Days on Market Until Sale	23	<b>60</b>	+ 160.9%	67	<b>71</b>	+ 6.0%
Inventory of Homes for Sale	1	<b>4</b>	+ 300.0%	--	--	--
Months Supply of Inventory	0.4	<b>1.9</b>	+ 375.0%	--	--	--

\* 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

