

Local Market Update for February 2019

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

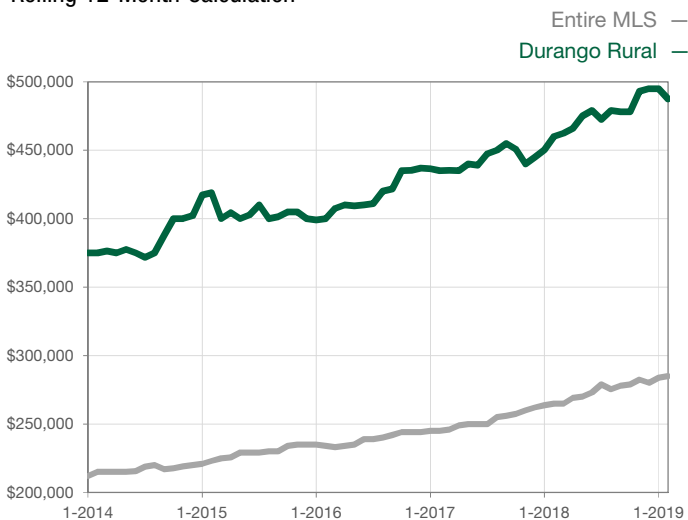
Key Metrics	February			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
New Listings	38	25	- 34.2%	82	59	- 28.0%
Sold Listings	23	17	- 26.1%	44	40	- 9.1%
Median Sales Price*	\$480,000	\$429,500	- 10.5%	\$464,200	\$440,000	- 5.2%
Average Sales Price*	\$521,313	\$405,491	- 22.2%	\$506,622	\$467,479	- 7.7%
Percent of List Price Received*	97.7%	96.6%	- 1.1%	97.3%	97.4%	+ 0.1%
Days on Market Until Sale	127	123	- 3.1%	136	144	+ 5.9%
Cumulative Days on Market Until Sale	232	123	- 47.0%	203	151	- 25.6%
Inventory of Homes for Sale	158	142	- 10.1%	--	--	--
Months Supply of Inventory	5.0	4.8	- 4.0%	--	--	--

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

Key Metrics	February			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
New Listings	11	2	- 81.8%	15	6	- 60.0%
Sold Listings	3	2	- 33.3%	7	4	- 42.9%
Median Sales Price*	\$274,900	\$415,000	+ 51.0%	\$315,000	\$294,500	- 6.5%
Average Sales Price*	\$343,300	\$415,000	+ 20.9%	\$377,843	\$317,250	- 16.0%
Percent of List Price Received*	97.8%	99.2%	+ 1.4%	97.9%	98.8%	+ 0.9%
Days on Market Until Sale	73	37	- 49.3%	88	96	+ 9.1%
Cumulative Days on Market Until Sale	73	37	- 49.3%	88	96	+ 9.1%
Inventory of Homes for Sale	17	7	- 58.8%	--	--	--
Months Supply of Inventory	4.4	2.0	- 54.5%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

