

# Local Market Update for May 2019

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Rural

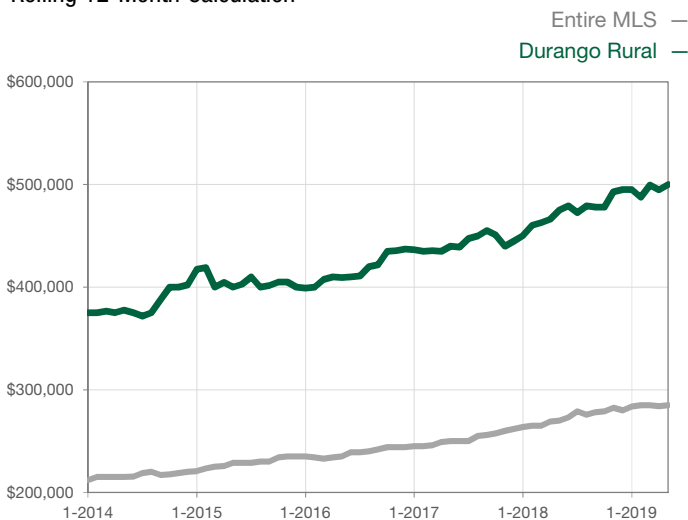
Single Family	May			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 05-2018	Thru 05-2019	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	92	101	+ 9.8%	299	265	- 11.4%
Sold Listings	38	43	+ 13.2%	133	130	- 2.3%
Median Sales Price*	\$505,000	<b>\$540,000</b>	+ 6.9%	\$490,000	<b>\$500,000</b>	+ 2.0%
Average Sales Price*	\$548,590	<b>\$587,757</b>	+ 7.1%	\$550,528	<b>\$556,955</b>	+ 1.2%
Percent of List Price Received*	98.3%	<b>98.8%</b>	+ 0.5%	97.1%	<b>97.7%</b>	+ 0.6%
Days on Market Until Sale	121	<b>116</b>	- 4.1%	128	<b>138</b>	+ 7.8%
Cumulative Days on Market Until Sale	173	<b>121</b>	- 30.1%	180	<b>159</b>	- 11.7%
Inventory of Homes for Sale	238	<b>217</b>	- 8.8%	--	--	--
Months Supply of Inventory	7.7	<b>7.3</b>	- 5.2%	--	--	--

\* 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		
	2018	2019	Percent Change from Previous Year	Thru 05-2018	Thru 05-2019	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	7	11	+ 57.1%	29	28	- 3.4%
Sold Listings	7	4	- 42.9%	21	14	- 33.3%
Median Sales Price*	\$505,000	<b>\$454,000</b>	- 10.1%	\$315,000	<b>\$320,450</b>	+ 1.7%
Average Sales Price*	\$499,857	<b>\$468,250</b>	- 6.3%	\$373,495	<b>\$404,743</b>	+ 8.4%
Percent of List Price Received*	97.4%	<b>101.1%</b>	+ 3.8%	98.1%	<b>99.1%</b>	+ 1.0%
Days on Market Until Sale	149	<b>182</b>	+ 22.1%	98	<b>123</b>	+ 25.5%
Cumulative Days on Market Until Sale	149	<b>182</b>	+ 22.1%	98	<b>123</b>	+ 25.5%
Inventory of Homes for Sale	13	<b>21</b>	+ 61.5%	--	--	--
Months Supply of Inventory	3.0	<b>6.6</b>	+ 120.0%	--	--	--

\* 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

