

Local Market Update for July 2019

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

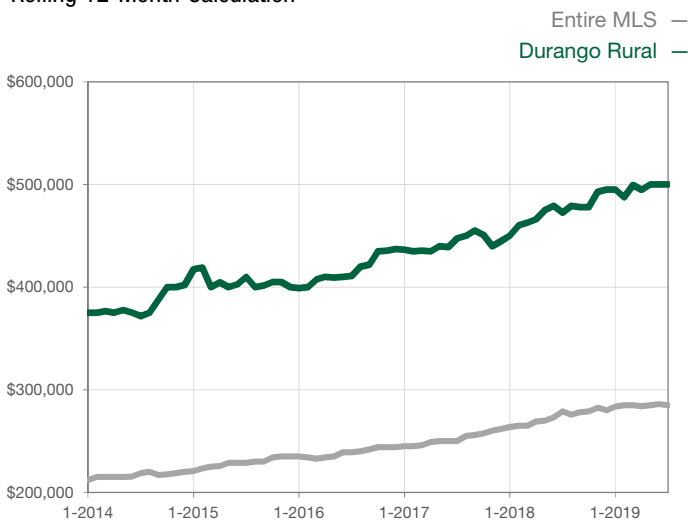
Single Family	July			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 07-2018	Thru 07-2019	Percent Change from Previous Year
Key Metrics						
New Listings	41	72	+ 75.6%	400	411	+ 2.8%
Sold Listings	32	35	+ 9.4%	206	201	- 2.4%
Median Sales Price*	\$469,250	\$493,500	+ 5.2%	\$472,000	\$496,250	+ 5.1%
Average Sales Price*	\$502,097	\$604,785	+ 20.5%	\$533,565	\$555,914	+ 4.2%
Percent of List Price Received*	97.4%	97.2%	- 0.2%	97.4%	97.6%	+ 0.2%
Days on Market Until Sale	103	92	- 10.7%	116	125	+ 7.8%
Cumulative Days on Market Until Sale	109	94	- 13.8%	156	145	- 7.1%
Inventory of Homes for Sale	250	261	+ 4.4%	--	--	--
Months Supply of Inventory	8.0	8.9	+ 11.3%	--	--	--

* 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	July			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 07-2018	Thru 07-2019	Percent Change from Previous Year
Key Metrics						
New Listings	6	4	- 33.3%	44	37	- 15.9%
Sold Listings	3	4	+ 33.3%	27	20	- 25.9%
Median Sales Price*	\$309,000	\$428,750	+ 38.8%	\$315,000	\$320,450	+ 1.7%
Average Sales Price*	\$309,300	\$427,250	+ 38.1%	\$377,196	\$392,420	+ 4.0%
Percent of List Price Received*	99.0%	99.6%	+ 0.6%	98.4%	99.1%	+ 0.7%
Days on Market Until Sale	48	64	+ 33.3%	88	104	+ 18.2%
Cumulative Days on Market Until Sale	48	64	+ 33.3%	88	104	+ 18.2%
Inventory of Homes for Sale	20	18	- 10.0%	--	--	--
Months Supply of Inventory	4.9	5.7	+ 16.3%	--	--	--

* 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

