

Local Market Update for August 2019

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

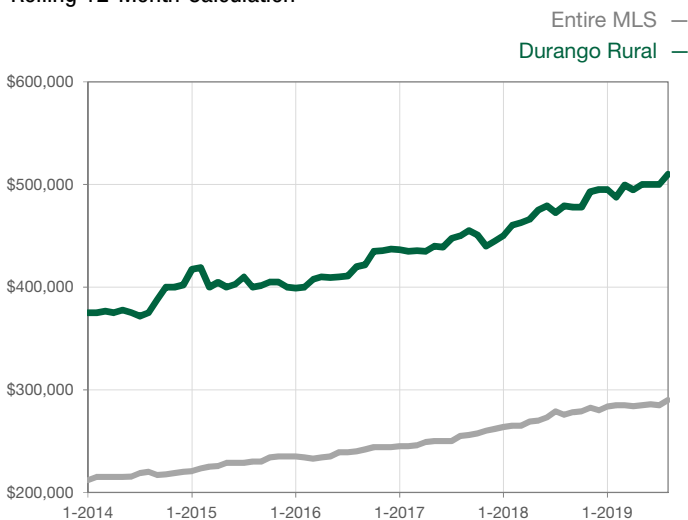
Key Metrics	August			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
New Listings	56	53	- 5.4%	456	464	+ 1.8%
Sold Listings	34	41	+ 20.6%	240	242	+ 0.8%
Median Sales Price*	\$497,450	\$539,000	+ 8.4%	\$480,000	\$500,000	+ 4.2%
Average Sales Price*	\$530,314	\$576,695	+ 8.7%	\$533,105	\$559,450	+ 4.9%
Percent of List Price Received*	96.9%	98.2%	+ 1.3%	97.3%	97.7%	+ 0.4%
Days on Market Until Sale	120	107	- 10.8%	117	122	+ 4.3%
Cumulative Days on Market Until Sale	160	124	- 22.5%	156	141	- 9.6%
Inventory of Homes for Sale	269	260	- 3.3%	--	--	--
Months Supply of Inventory	8.7	8.7	0.0%	--	--	--

* 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	August			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
New Listings	3	5	+ 66.7%	47	42	- 10.6%
Sold Listings	4	5	+ 25.0%	31	25	- 19.4%
Median Sales Price*	\$390,000	\$550,000	+ 41.0%	\$315,000	\$326,500	+ 3.7%
Average Sales Price*	\$393,725	\$462,700	+ 17.5%	\$379,329	\$406,476	+ 7.2%
Percent of List Price Received*	98.3%	96.7%	- 1.6%	98.4%	98.6%	+ 0.2%
Days on Market Until Sale	118	78	- 33.9%	92	99	+ 7.6%
Cumulative Days on Market Until Sale	165	78	- 52.7%	98	99	+ 1.0%
Inventory of Homes for Sale	18	18	0.0%	--	--	--
Months Supply of Inventory	4.6	5.5	+ 19.6%	--	--	--

* 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

