

# Local Market Update for October 2019

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Rural

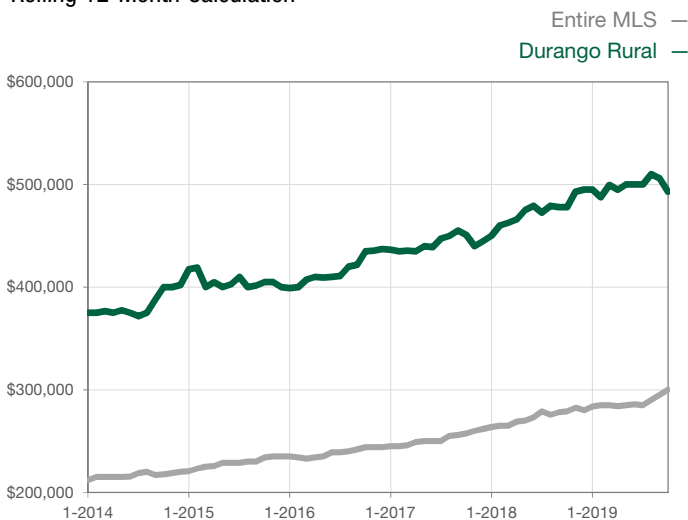
Single Family	October			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	32	30	- 6.3%	535	546	+ 2.1%
Sold Listings	38	29	- 23.7%	301	311	+ 3.3%
Median Sales Price*	\$536,250	<b>\$410,000</b>	- 23.5%	\$487,500	<b>\$481,750</b>	- 1.2%
Average Sales Price*	\$534,451	<b>\$471,052</b>	- 11.9%	\$535,422	<b>\$553,312</b>	+ 3.3%
Percent of List Price Received*	97.0%	<b>98.0%</b>	+ 1.0%	97.2%	<b>97.6%</b>	+ 0.4%
Days on Market Until Sale	148	<b>103</b>	- 30.4%	123	<b>121</b>	- 1.6%
Cumulative Days on Market Until Sale	161	<b>117</b>	- 27.3%	159	<b>138</b>	- 13.2%
Inventory of Homes for Sale	238	<b>253</b>	+ 6.3%	--	--	--
Months Supply of Inventory	7.6	<b>8.3</b>	+ 9.2%	--	--	--

\* 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	October			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	1	2	+ 100.0%	49	47	- 4.1%
Sold Listings	5	1	- 80.0%	39	31	- 20.5%
Median Sales Price*	\$120,000	<b>\$660,000</b>	+ 450.0%	\$315,000	<b>\$361,000</b>	+ 14.6%
Average Sales Price*	\$250,800	<b>\$660,000</b>	+ 163.2%	\$361,492	<b>\$413,787</b>	+ 14.5%
Percent of List Price Received*	95.4%	<b>95.8%</b>	+ 0.4%	98.0%	<b>98.3%</b>	+ 0.3%
Days on Market Until Sale	175	<b>334</b>	+ 90.9%	113	<b>112</b>	- 0.9%
Cumulative Days on Market Until Sale	175	<b>441</b>	+ 152.0%	118	<b>119</b>	+ 0.8%
Inventory of Homes for Sale	10	<b>15</b>	+ 50.0%	--	--	--
Months Supply of Inventory	2.5	<b>4.9</b>	+ 96.0%	--	--	--

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

