

Local Market Update for December 2019

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

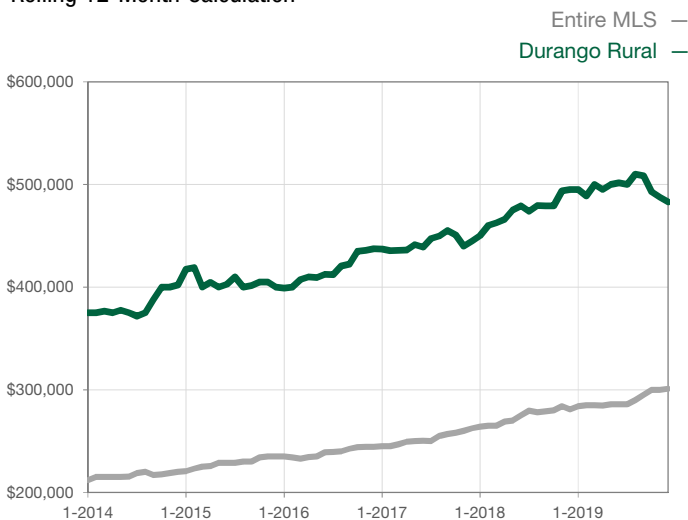
Key Metrics	December			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 12-2018	Thru 12-2019	Percent Change from Previous Year
New Listings	17	13	- 23.5%	578	589	+ 1.9%
Sold Listings	29	27	- 6.9%	357	357	0.0%
Median Sales Price*	\$525,105	\$470,000	- 10.5%	\$495,000	\$482,750	- 2.5%
Average Sales Price*	\$615,554	\$478,556	- 22.3%	\$554,999	\$554,901	- 0.0%
Percent of List Price Received*	97.2%	96.1%	- 1.1%	97.1%	97.4%	+ 0.3%
Days on Market Until Sale	168	167	- 0.6%	131	128	- 2.3%
Cumulative Days on Market Until Sale	175	170	- 2.9%	168	144	- 14.3%
Inventory of Homes for Sale	174	205	+ 17.8%	--	--	--
Months Supply of Inventory	5.8	6.9	+ 19.0%	--	--	--

* 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	December			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 12-2018	Thru 12-2019	Percent Change from Previous Year
New Listings	2	3	+ 50.0%	55	50	- 9.1%
Sold Listings	1	1	0.0%	45	35	- 22.2%
Median Sales Price*	\$532,000	\$302,000	- 43.2%	\$329,000	\$361,000	+ 9.7%
Average Sales Price*	\$532,000	\$302,000	- 43.2%	\$386,104	\$414,783	+ 7.4%
Percent of List Price Received*	98.7%	96.0%	- 2.7%	98.0%	98.3%	+ 0.3%
Days on Market Until Sale	24	170	+ 608.3%	108	109	+ 0.9%
Cumulative Days on Market Until Sale	24	170	+ 608.3%	112	119	+ 6.3%
Inventory of Homes for Sale	10	13	+ 30.0%	--	--	--
Months Supply of Inventory	2.7	4.5	+ 66.7%	--	--	--

* 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

