

Local Market Update for February 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

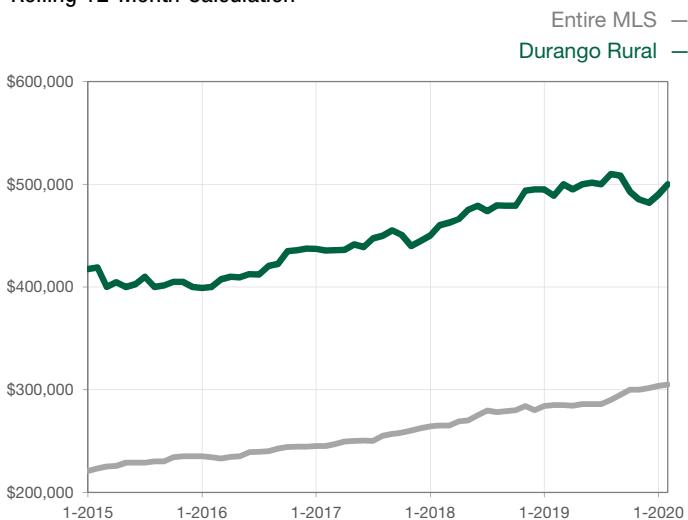
Key Metrics	February			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 02-2019	Thru 02-2020	Percent Change from Previous Year
New Listings	25	25	0.0%	59	60	+ 1.7%
Sold Listings	17	22	+ 29.4%	40	37	- 7.5%
Median Sales Price*	\$429,500	\$652,500	+ 51.9%	\$440,000	\$640,000	+ 45.5%
Average Sales Price*	\$405,491	\$681,545	+ 68.1%	\$467,479	\$650,351	+ 39.1%
Percent of List Price Received*	96.6%	97.4%	+ 0.8%	97.4%	97.8%	+ 0.4%
Days on Market Until Sale	123	153	+ 24.4%	144	151	+ 4.9%
Cumulative Days on Market Until Sale	127	189	+ 48.8%	153	183	+ 19.6%
Inventory of Homes for Sale	147	161	+ 9.5%	--	--	--
Months Supply of Inventory	5.0	5.5	+ 10.0%	--	--	--

* 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	February			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 02-2019	Thru 02-2020	Percent Change from Previous Year
New Listings	2	3	+ 50.0%	6	8	+ 33.3%
Sold Listings	2	2	0.0%	4	5	+ 25.0%
Median Sales Price*	\$415,000	\$154,750	- 62.7%	\$294,500	\$235,900	- 19.9%
Average Sales Price*	\$415,000	\$154,750	- 62.7%	\$317,250	\$215,080	- 32.2%
Percent of List Price Received*	99.2%	98.3%	- 0.9%	98.8%	97.4%	- 1.4%
Days on Market Until Sale	37	77	+ 108.1%	96	143	+ 49.0%
Cumulative Days on Market Until Sale	37	77	+ 108.1%	96	143	+ 49.0%
Inventory of Homes for Sale	7	17	+ 142.9%	--	--	--
Months Supply of Inventory	2.0	5.7	+ 185.0%	--	--	--

* 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

