

Local Market Update for March 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

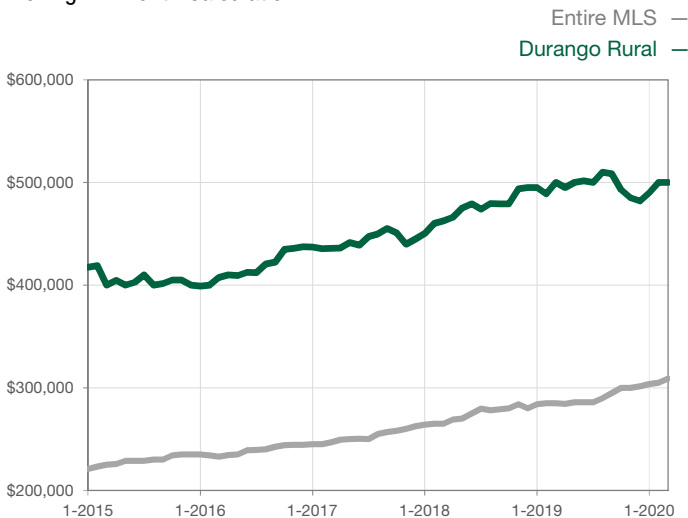
Single Family	March			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 03-2019	Thru 03-2020	Percent Change from Previous Year
Key Metrics						
New Listings	35	44	+ 25.7%	94	104	+ 10.6%
Sold Listings	18	31	+ 72.2%	58	68	+ 17.2%
Median Sales Price*	\$590,000	\$525,000	- 11.0%	\$467,000	\$594,500	+ 27.3%
Average Sales Price*	\$595,993	\$557,097	- 6.5%	\$508,062	\$607,838	+ 19.6%
Percent of List Price Received*	97.0%	97.4%	+ 0.4%	97.2%	97.7%	+ 0.5%
Days on Market Until Sale	154	188	+ 22.1%	147	168	+ 14.3%
Cumulative Days on Market Until Sale	166	228	+ 37.3%	157	204	+ 29.9%
Inventory of Homes for Sale	146	171	+ 17.1%	--	--	--
Months Supply of Inventory	5.1	5.6	+ 9.8%	--	--	--

* 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	March			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 03-2019	Thru 03-2020	Percent Change from Previous Year
Key Metrics						
New Listings	3	4	+ 33.3%	9	12	+ 33.3%
Sold Listings	3	4	+ 33.3%	7	9	+ 28.6%
Median Sales Price*	\$298,000	\$264,000	- 11.4%	\$295,000	\$240,000	- 18.6%
Average Sales Price*	\$266,000	\$358,875	+ 34.9%	\$295,286	\$278,989	- 5.5%
Percent of List Price Received*	96.5%	93.9%	- 2.7%	97.8%	95.8%	- 2.0%
Days on Market Until Sale	86	143	+ 66.3%	92	143	+ 55.4%
Cumulative Days on Market Until Sale	86	206	+ 139.5%	92	171	+ 85.9%
Inventory of Homes for Sale	6	19	+ 216.7%	--	--	--
Months Supply of Inventory	1.6	6.2	+ 287.5%	--	--	--

* 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

