

Local Market Update for April 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

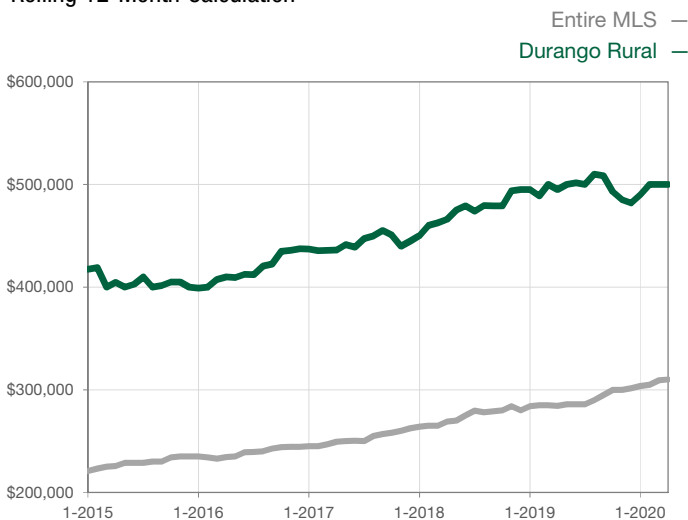
Single Family	April			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 04-2020	Percent Change from Previous Year
Key Metrics						
New Listings	69	26	- 62.3%	163	130	- 20.2%
Sold Listings	29	26	- 10.3%	87	95	+ 9.2%
Median Sales Price*	\$510,000	\$531,750	+ 4.3%	\$477,450	\$574,200	+ 20.3%
Average Sales Price*	\$607,381	\$588,654	- 3.1%	\$541,554	\$604,163	+ 11.6%
Percent of List Price Received*	96.8%	97.8%	+ 1.0%	97.1%	97.7%	+ 0.6%
Days on Market Until Sale	155	239	+ 54.2%	150	188	+ 25.3%
Cumulative Days on Market Until Sale	221	285	+ 29.0%	178	226	+ 27.0%
Inventory of Homes for Sale	167	167	0.0%	--	--	--
Months Supply of Inventory	5.7	5.5	- 3.5%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	April			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 04-2020	Percent Change from Previous Year
Key Metrics						
New Listings	8	1	- 87.5%	17	13	- 23.5%
Sold Listings	3	3	0.0%	10	11	+ 10.0%
Median Sales Price*	\$683,500	\$299,000	- 56.3%	\$310,450	\$240,000	- 22.7%
Average Sales Price*	\$575,467	\$250,667	- 56.4%	\$379,340	\$270,445	- 28.7%
Percent of List Price Received*	99.2%	98.3%	- 0.9%	98.3%	96.8%	- 1.5%
Days on Market Until Sale	115	213	+ 85.2%	99	168	+ 69.7%
Cumulative Days on Market Until Sale	115	213	+ 85.2%	99	191	+ 92.9%
Inventory of Homes for Sale	14	19	+ 35.7%	--	--	--
Months Supply of Inventory	4.1	6.3	+ 53.7%	--	--	--

* 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

