

Local Market Update for May 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

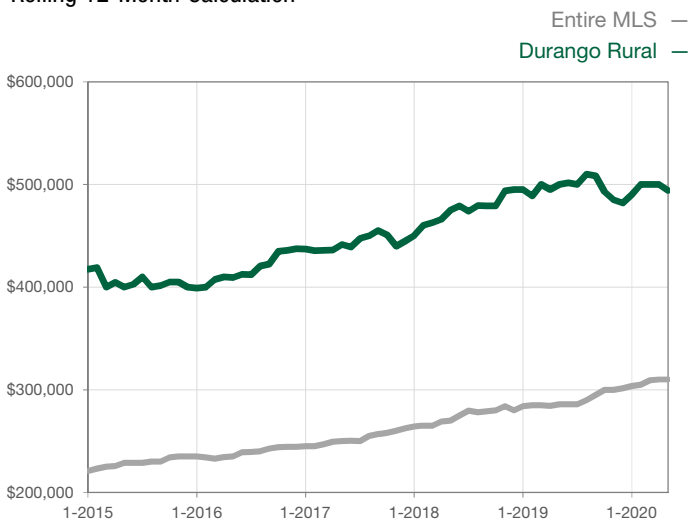
Single Family	May			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
Key Metrics						
New Listings	100	56	- 44.0%	263	188	- 28.5%
Sold Listings	42	22	- 47.6%	129	117	- 9.3%
Median Sales Price*	\$548,279	\$454,450	- 17.1%	\$501,728	\$540,000	+ 7.6%
Average Sales Price*	\$600,801	\$519,291	- 13.6%	\$560,994	\$588,204	+ 4.9%
Percent of List Price Received*	98.7%	96.4%	- 2.3%	97.6%	97.4%	- 0.2%
Days on Market Until Sale	118	151	+ 28.0%	139	181	+ 30.2%
Cumulative Days on Market Until Sale	123	168	+ 36.6%	161	215	+ 33.5%
Inventory of Homes for Sale	222	183	- 17.6%	--	--	--
Months Supply of Inventory	7.5	6.4	- 14.7%	--	--	--

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

Townhouse/Condo	May			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
Key Metrics						
New Listings	11	4	- 63.6%	28	17	- 39.3%
Sold Listings	4	1	- 75.0%	14	12	- 14.3%
Median Sales Price*	\$454,000	\$300,000	- 33.9%	\$320,450	\$250,000	- 22.0%
Average Sales Price*	\$468,250	\$300,000	- 35.9%	\$404,743	\$272,908	- 32.6%
Percent of List Price Received*	101.1%	95.2%	- 5.8%	99.1%	96.7%	- 2.4%
Days on Market Until Sale	182	162	- 11.0%	123	167	+ 35.8%
Cumulative Days on Market Until Sale	182	162	- 11.0%	123	188	+ 52.8%
Inventory of Homes for Sale	21	21	0.0%	--	--	--
Months Supply of Inventory	6.6	7.6	+ 15.2%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

