

Local Market Update for August 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

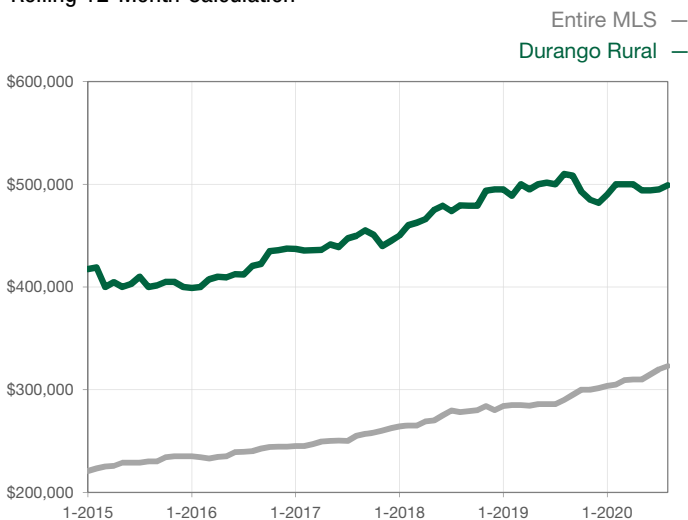
Key Metrics	August			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
New Listings	56	52	- 7.1%	465	368	- 20.9%
Sold Listings	41	45	+ 9.8%	241	244	+ 1.2%
Median Sales Price*	\$539,000	\$543,500	+ 0.8%	\$500,000	\$525,000	+ 5.0%
Average Sales Price*	\$576,695	\$614,450	+ 6.5%	\$561,614	\$579,619	+ 3.2%
Percent of List Price Received*	98.2%	98.0%	- 0.2%	97.7%	97.8%	+ 0.1%
Days on Market Until Sale	107	151	+ 41.1%	123	158	+ 28.5%
Cumulative Days on Market Until Sale	124	165	+ 33.1%	142	179	+ 26.1%
Inventory of Homes for Sale	272	158	- 41.9%	--	--	--
Months Supply of Inventory	9.1	5.3	- 41.8%	--	--	--

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

Key Metrics	August			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
New Listings	5	7	+ 40.0%	42	29	- 31.0%
Sold Listings	5	5	0.0%	25	23	- 8.0%
Median Sales Price*	\$550,000	\$369,000	- 32.9%	\$326,500	\$302,000	- 7.5%
Average Sales Price*	\$462,700	\$432,100	- 6.6%	\$406,476	\$391,974	- 3.6%
Percent of List Price Received*	96.7%	98.0%	+ 1.3%	98.6%	97.3%	- 1.3%
Days on Market Until Sale	78	212	+ 171.8%	99	170	+ 71.7%
Cumulative Days on Market Until Sale	78	212	+ 171.8%	99	193	+ 94.9%
Inventory of Homes for Sale	19	13	- 31.6%	--	--	--
Months Supply of Inventory	5.8	4.7	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

