

Local Market Update for September 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

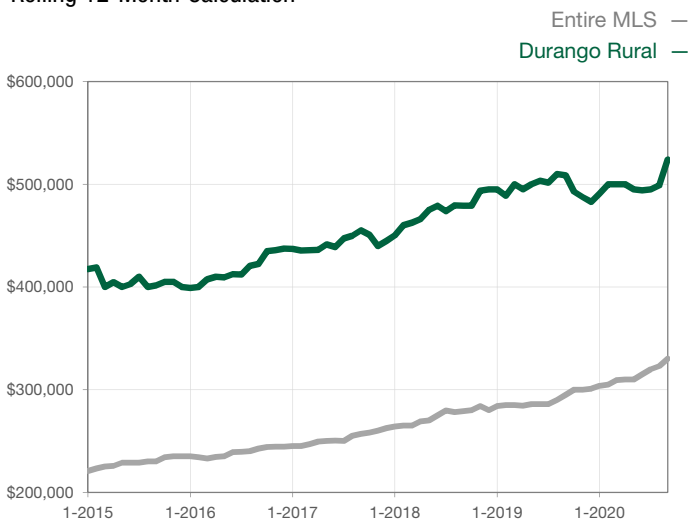
Single Family	September			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 09-2019	Thru 09-2020	Percent Change from Previous Year
Key Metrics						
New Listings	51	44	- 13.7%	514	412	- 19.8%
Sold Listings	40	56	+ 40.0%	280	300	+ 7.1%
Median Sales Price*	\$449,000	\$587,500	+ 30.8%	\$495,000	\$534,000	+ 7.9%
Average Sales Price*	\$575,970	\$878,850	+ 52.6%	\$564,477	\$635,476	+ 12.6%
Percent of List Price Received*	97.1%	97.2%	+ 0.1%	97.6%	97.7%	+ 0.1%
Days on Market Until Sale	128	121	- 5.5%	124	151	+ 21.8%
Cumulative Days on Market Until Sale	130	140	+ 7.7%	141	172	+ 22.0%
Inventory of Homes for Sale	290	123	- 57.6%	--	--	--
Months Supply of Inventory	9.3	3.9	- 58.1%	--	--	--

* 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	September			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 09-2019	Thru 09-2020	Percent Change from Previous Year
Key Metrics						
New Listings	3	4	+ 33.3%	45	33	- 26.7%
Sold Listings	5	5	0.0%	30	28	- 6.7%
Median Sales Price*	\$400,000	\$617,000	+ 54.3%	\$346,000	\$347,000	+ 0.3%
Average Sales Price*	\$401,100	\$475,200	+ 18.5%	\$405,580	\$406,836	+ 0.3%
Percent of List Price Received*	97.2%	97.7%	+ 0.5%	98.4%	97.3%	- 1.1%
Days on Market Until Sale	131	257	+ 96.2%	104	186	+ 78.8%
Cumulative Days on Market Until Sale	155	257	+ 65.8%	108	204	+ 88.9%
Inventory of Homes for Sale	20	7	- 65.0%	--	--	--
Months Supply of Inventory	5.9	2.5	- 57.6%	--	--	--

* 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

