

# Local Market Update for November 2020

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Rural

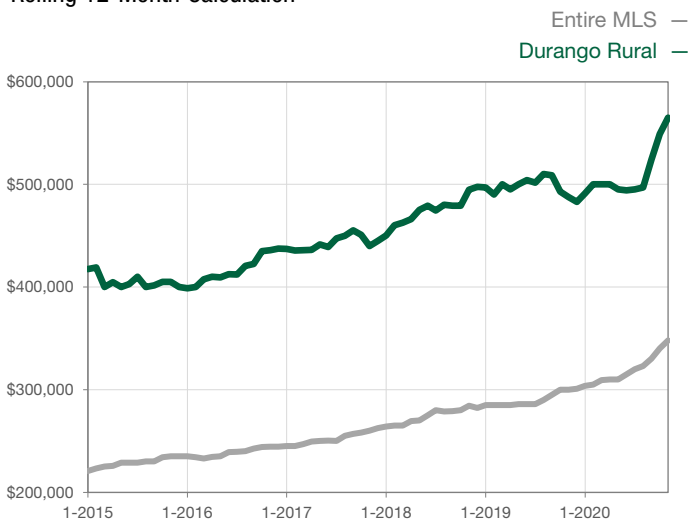
Single Family	November			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 11-2019	Thru 11-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	29	22	- 24.1%	575	502	- 12.7%
Sold Listings	19	49	+ 157.9%	328	412	+ 25.6%
Median Sales Price*	\$500,000	<b>\$725,000</b>	+ 45.0%	\$483,500	<b>\$569,250</b>	+ 17.7%
Average Sales Price*	\$676,684	<b>\$790,373</b>	+ 16.8%	\$561,931	<b>\$670,150</b>	+ 19.3%
Percent of List Price Received*	96.4%	<b>98.0%</b>	+ 1.7%	97.5%	<b>97.9%</b>	+ 0.4%
Days on Market Until Sale	185	<b>130</b>	- 29.7%	126	<b>146</b>	+ 15.9%
Cumulative Days on Market Until Sale	196	<b>139</b>	- 29.1%	142	<b>165</b>	+ 16.2%
Inventory of Homes for Sale	264	<b>107</b>	- 59.5%	--	--	--
Months Supply of Inventory	8.9	<b>2.9</b>	- 67.4%	--	--	--

\* 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	November			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 11-2019	Thru 11-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	2	2	0.0%	49	41	- 16.3%
Sold Listings	3	2	- 33.3%	34	42	+ 23.5%
Median Sales Price*	\$489,000	<b>\$471,500</b>	- 3.6%	\$378,000	<b>\$392,000</b>	+ 3.7%
Average Sales Price*	\$462,667	<b>\$471,500</b>	+ 1.9%	\$418,100	<b>\$418,355</b>	+ 0.1%
Percent of List Price Received*	98.9%	<b>100.0%</b>	+ 1.1%	98.4%	<b>98.0%</b>	- 0.4%
Days on Market Until Sale	59	<b>294</b>	+ 398.3%	107	<b>176</b>	+ 64.5%
Cumulative Days on Market Until Sale	107	<b>294</b>	+ 174.8%	118	<b>188</b>	+ 59.3%
Inventory of Homes for Sale	16	<b>6</b>	- 62.5%	--	--	--
Months Supply of Inventory	5.5	<b>1.7</b>	- 69.1%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

