

Local Market Update for December 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

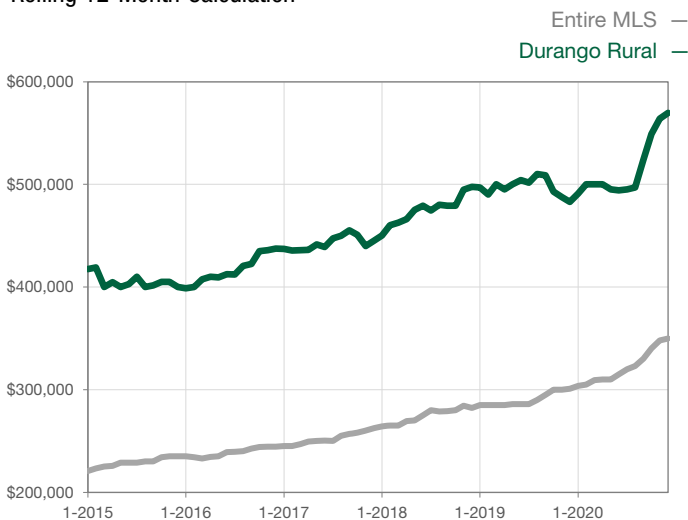
Key Metrics	December			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
New Listings	16	26	+ 62.5%	591	531	- 10.2%
Sold Listings	27	44	+ 63.0%	355	458	+ 29.0%
Median Sales Price*	\$470,000	\$581,038	+ 23.6%	\$482,750	\$569,750	+ 18.0%
Average Sales Price*	\$478,556	\$642,259	+ 34.2%	\$555,572	\$665,965	+ 19.9%
Percent of List Price Received*	96.1%	98.7%	+ 2.7%	97.4%	98.0%	+ 0.6%
Days on Market Until Sale	167	116	- 30.5%	129	143	+ 10.9%
Cumulative Days on Market Until Sale	170	140	- 17.6%	144	162	+ 12.5%
Inventory of Homes for Sale	239	94	- 60.7%	--	--	--
Months Supply of Inventory	8.1	2.5	- 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.

Key Metrics	December			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
New Listings	2	1	- 50.0%	51	42	- 17.6%
Sold Listings	1	6	+ 500.0%	35	48	+ 37.1%
Median Sales Price*	\$302,000	\$279,750	- 7.4%	\$361,000	\$362,000	+ 0.3%
Average Sales Price*	\$302,000	\$322,117	+ 6.7%	\$414,783	\$406,325	- 2.0%
Percent of List Price Received*	96.0%	98.0%	+ 2.1%	98.3%	98.0%	- 0.3%
Days on Market Until Sale	170	154	- 9.4%	109	173	+ 58.7%
Cumulative Days on Market Until Sale	170	154	- 9.4%	119	184	+ 54.6%
Inventory of Homes for Sale	15	6	- 60.0%	--	--	--
Months Supply of Inventory	5.1	1.5	- 70.6%	--	--	--

* 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

