

Local Market Update for February 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

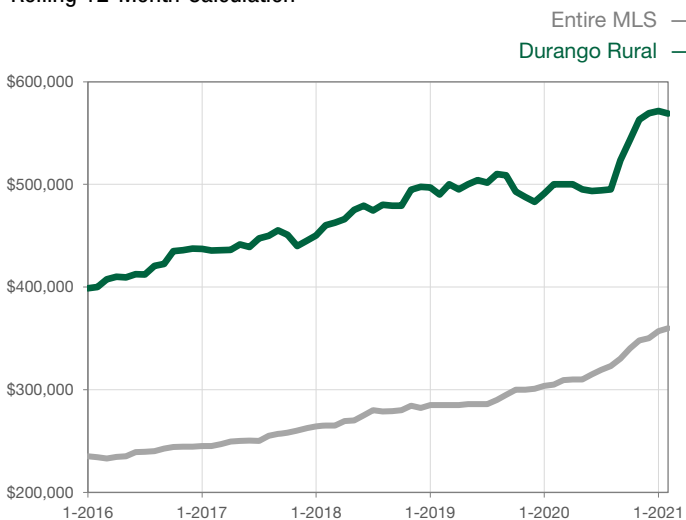
Key Metrics	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
New Listings	26	34	+ 30.8%	61	70	+ 14.8%
Sold Listings	22	27	+ 22.7%	37	59	+ 59.5%
Median Sales Price*	\$652,500	\$535,000	- 18.0%	\$640,000	\$575,000	- 10.2%
Average Sales Price*	\$681,545	\$732,952	+ 7.5%	\$650,351	\$761,922	+ 17.2%
Percent of List Price Received*	97.4%	97.0%	- 0.4%	97.8%	97.7%	- 0.1%
Days on Market Until Sale	153	135	- 11.8%	151	133	- 11.9%
Cumulative Days on Market Until Sale	189	179	- 5.3%	183	161	- 12.0%
Inventory of Homes for Sale	197	56	- 71.6%	--	--	--
Months Supply of Inventory	6.7	1.4	- 79.1%	--	--	--

* 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	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
New Listings	3	1	- 66.7%	8	6	- 25.0%
Sold Listings	2	3	+ 50.0%	5	4	- 20.0%
Median Sales Price*	\$154,750	\$455,000	+ 194.0%	\$235,900	\$357,000	+ 51.3%
Average Sales Price*	\$154,750	\$446,667	+ 188.6%	\$215,080	\$399,750	+ 85.9%
Percent of List Price Received*	98.3%	100.7%	+ 2.4%	97.4%	100.5%	+ 3.2%
Days on Market Until Sale	77	142	+ 84.4%	143	120	- 16.1%
Cumulative Days on Market Until Sale	77	142	+ 84.4%	143	120	- 16.1%
Inventory of Homes for Sale	20	1	- 95.0%	--	--	--
Months Supply of Inventory	6.7	0.3	- 95.5%	--	--	--

* 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

