

Local Market Update for March 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

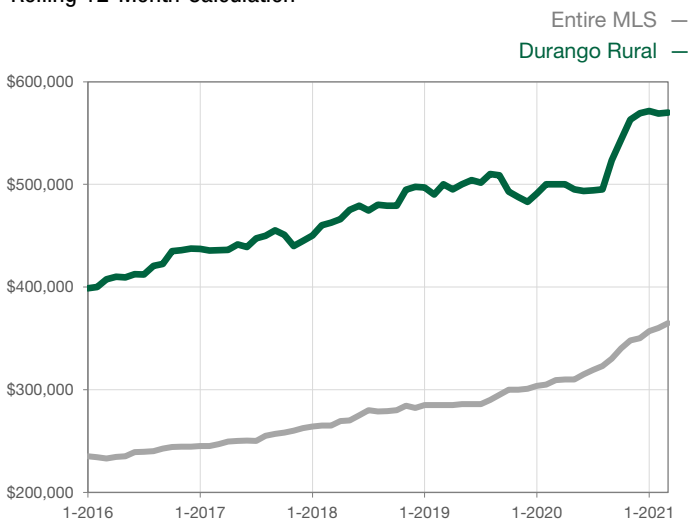
| Single Family | March | | | Year to Date | | |
|--------------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2020 | 2021 | Percent Change from Previous Year | Thru 03-2020 | Thru 03-2021 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 46 | 36 | - 21.7% | 107 | 108 | + 0.9% |
| Sold Listings | 32 | 36 | + 12.5% | 69 | 97 | + 40.6% |
| Median Sales Price* | \$537,500 | \$610,000 | + 13.5% | \$599,000 | \$582,000 | - 2.8% |
| Average Sales Price* | \$563,359 | \$682,807 | + 21.2% | \$610,007 | \$732,572 | + 20.1% |
| Percent of List Price Received* | 97.5% | 99.4% | + 1.9% | 97.7% | 98.3% | + 0.6% |
| Days on Market Until Sale | 190 | 97 | - 48.9% | 169 | 119 | - 29.6% |
| Cumulative Days on Market Until Sale | 230 | 117 | - 49.1% | 205 | 143 | - 30.2% |
| Inventory of Homes for Sale | 201 | 51 | - 74.6% | -- | -- | -- |
| Months Supply of Inventory | 6.6 | 1.3 | - 80.3% | -- | -- | -- |

* 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 | March | | | Year to Date | | |
|--------------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2020 | 2021 | Percent Change from Previous Year | Thru 03-2020 | Thru 03-2021 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 4 | 3 | - 25.0% | 12 | 9 | - 25.0% |
| Sold Listings | 3 | 5 | + 66.7% | 8 | 9 | + 12.5% |
| Median Sales Price* | \$240,000 | \$345,000 | + 43.8% | \$237,950 | \$345,000 | + 45.0% |
| Average Sales Price* | \$382,500 | \$283,200 | - 26.0% | \$277,863 | \$335,000 | + 20.6% |
| Percent of List Price Received* | 94.2% | 99.1% | + 5.2% | 96.2% | 99.7% | + 3.6% |
| Days on Market Until Sale | 163 | 58 | - 64.4% | 151 | 86 | - 43.0% |
| Cumulative Days on Market Until Sale | 247 | 58 | - 76.5% | 182 | 86 | - 52.7% |
| Inventory of Homes for Sale | 19 | 1 | - 94.7% | -- | -- | -- |
| Months Supply of Inventory | 6.3 | 0.3 | - 95.2% | -- | -- | -- |

* 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

