

Local Market Update for April 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

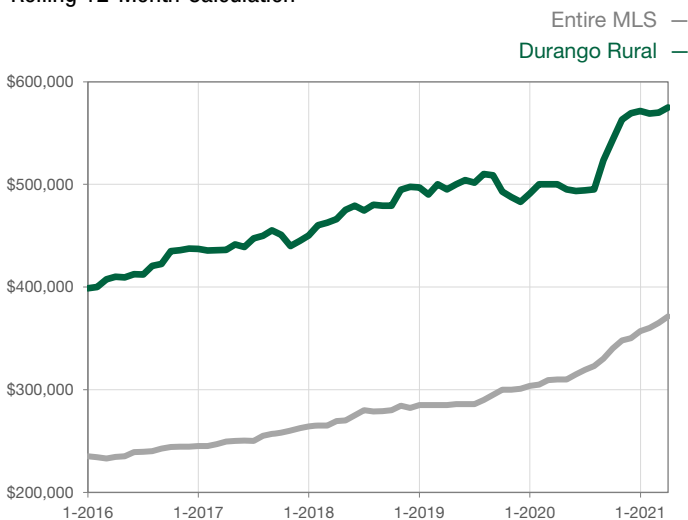
Key Metrics	April			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
New Listings	28	51	+ 82.1%	135	164	+ 21.5%
Sold Listings	26	39	+ 50.0%	95	137	+ 44.2%
Median Sales Price*	\$531,750	\$600,000	+ 12.8%	\$574,200	\$595,000	+ 3.6%
Average Sales Price*	\$588,654	\$739,538	+ 25.6%	\$604,163	\$729,376	+ 20.7%
Percent of List Price Received*	97.8%	98.6%	+ 0.8%	97.7%	98.1%	+ 0.4%
Days on Market Until Sale	239	97	- 59.4%	188	113	- 39.9%
Cumulative Days on Market Until Sale	285	127	- 55.4%	226	138	- 38.9%
Inventory of Homes for Sale	195	63	- 67.7%	--	--	--
Months Supply of Inventory	6.4	1.5	- 76.6%	--	--	--

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

Key Metrics	April			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
New Listings	1	2	+ 100.0%	13	11	- 15.4%
Sold Listings	3	5	+ 66.7%	11	14	+ 27.3%
Median Sales Price*	\$299,000	\$285,000	- 4.7%	\$240,000	\$315,000	+ 31.3%
Average Sales Price*	\$250,667	\$328,260	+ 31.0%	\$270,445	\$332,593	+ 23.0%
Percent of List Price Received*	98.3%	99.1%	+ 0.8%	96.8%	99.5%	+ 2.8%
Days on Market Until Sale	213	200	- 6.1%	168	126	- 25.0%
Cumulative Days on Market Until Sale	213	200	- 6.1%	191	126	- 34.0%
Inventory of Homes for Sale	19	1	- 94.7%	--	--	--
Months Supply of Inventory	6.3	0.2	- 96.8%	--	--	--

* 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

