

Local Market Update for May 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

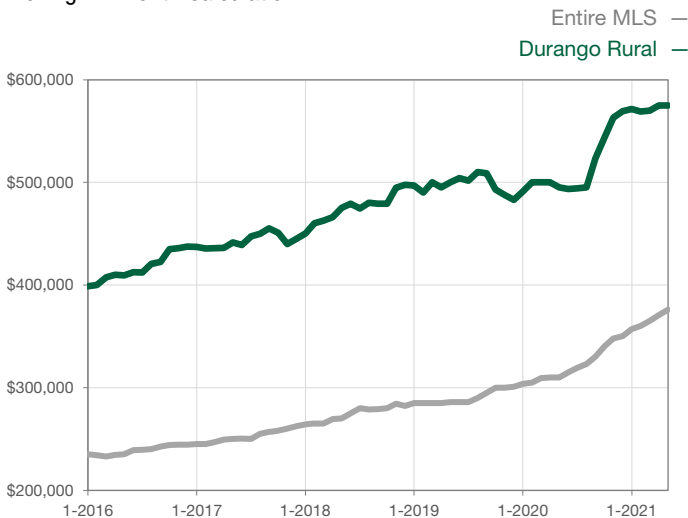
Single Family	May			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
Key Metrics						
New Listings	55	59	+ 7.3%	190	228	+ 20.0%
Sold Listings	22	44	+ 100.0%	117	182	+ 55.6%
Median Sales Price*	\$454,450	\$602,000	+ 32.5%	\$540,000	\$599,500	+ 11.0%
Average Sales Price*	\$519,291	\$658,573	+ 26.8%	\$588,204	\$712,866	+ 21.2%
Percent of List Price Received*	96.4%	101.0%	+ 4.8%	97.4%	98.8%	+ 1.4%
Days on Market Until Sale	153	98	- 35.9%	182	109	- 40.1%
Cumulative Days on Market Until Sale	170	103	- 39.4%	216	129	- 40.3%
Inventory of Homes for Sale	203	71	- 65.0%	--	--	--
Months Supply of Inventory	7.1	1.6	- 77.5%	--	--	--

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

Townhouse/Condo	May			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
Key Metrics						
New Listings	3	9	+ 200.0%	16	20	+ 25.0%
Sold Listings	1	0	- 100.0%	12	14	+ 16.7%
Median Sales Price*	\$300,000	\$0	- 100.0%	\$250,000	\$315,000	+ 26.0%
Average Sales Price*	\$300,000	\$0	- 100.0%	\$272,908	\$332,593	+ 21.9%
Percent of List Price Received*	95.2%	0.0%	- 100.0%	96.7%	99.5%	+ 2.9%
Days on Market Until Sale	162	0	- 100.0%	167	126	- 24.6%
Cumulative Days on Market Until Sale	162	0	- 100.0%	188	126	- 33.0%
Inventory of Homes for Sale	20	2	- 90.0%	--	--	--
Months Supply of Inventory	7.3	0.4	- 94.5%	--	--	--

* 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

