

Local Market Update for July 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

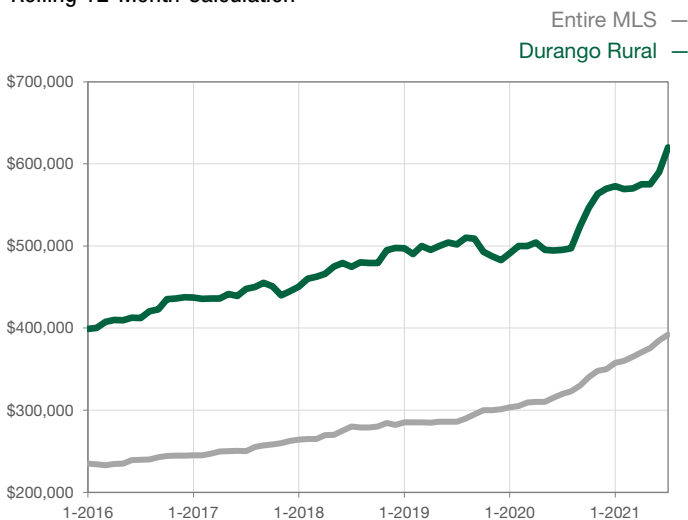
Single Family	July			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Key Metrics						
New Listings	63	56	- 11.1%	316	356	+ 12.7%
Sold Listings	54	55	+ 1.9%	199	288	+ 44.7%
Median Sales Price*	\$492,950	\$722,000	+ 46.5%	\$515,000	\$639,950	+ 24.3%
Average Sales Price*	\$545,597	\$813,564	+ 49.1%	\$572,145	\$762,301	+ 33.2%
Percent of List Price Received*	98.1%	101.2%	+ 3.2%	97.7%	99.5%	+ 1.8%
Days on Market Until Sale	128	71	- 44.5%	159	96	- 39.6%
Cumulative Days on Market Until Sale	134	71	- 47.0%	181	109	- 39.8%
Inventory of Homes for Sale	195	95	- 51.3%	--	--	--
Months Supply of Inventory	6.6	2.1	- 68.2%	--	--	--

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

Townhouse/Condo	July			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Key Metrics						
New Listings	4	5	+ 25.0%	23	31	+ 34.8%
Sold Listings	5	10	+ 100.0%	19	31	+ 63.2%
Median Sales Price*	\$605,000	\$405,000	- 33.1%	\$299,000	\$410,000	+ 37.1%
Average Sales Price*	\$574,000	\$404,300	- 29.6%	\$372,884	\$413,842	+ 11.0%
Percent of List Price Received*	97.8%	103.9%	+ 6.2%	97.1%	101.5%	+ 4.5%
Days on Market Until Sale	141	46	- 67.4%	153	86	- 43.8%
Cumulative Days on Market Until Sale	194	46	- 76.3%	180	86	- 52.2%
Inventory of Homes for Sale	16	3	- 81.3%	--	--	--
Months Supply of Inventory	5.6	0.6	- 89.3%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

