

Local Market Update for August 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

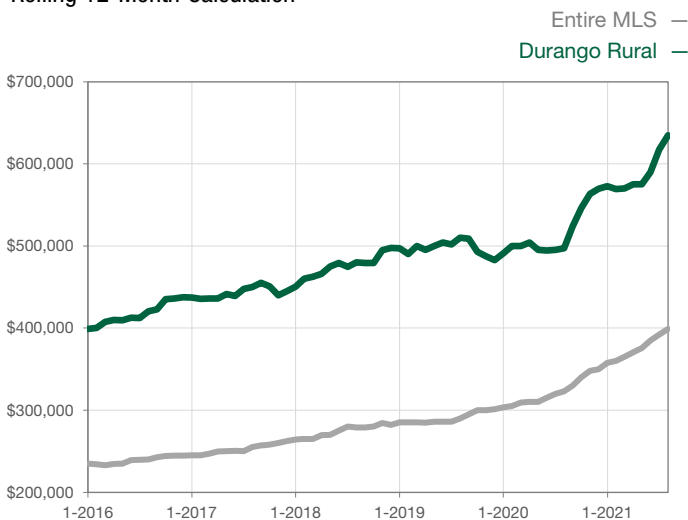
Single Family	August			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 08-2020	Thru 08-2021	Percent Change from Previous Year
Key Metrics						
New Listings	50	39	- 22.0%	366	398	+ 8.7%
Sold Listings	44	36	- 18.2%	243	323	+ 32.9%
Median Sales Price*	\$537,045	\$712,438	+ 32.7%	\$525,000	\$645,000	+ 22.9%
Average Sales Price*	\$609,664	\$877,397	+ 43.9%	\$578,939	\$773,820	+ 33.7%
Percent of List Price Received*	98.0%	99.4%	+ 1.4%	97.8%	99.5%	+ 1.7%
Days on Market Until Sale	154	95	- 38.3%	158	96	- 39.2%
Cumulative Days on Market Until Sale	169	95	- 43.8%	179	108	- 39.7%
Inventory of Homes for Sale	183	85	- 53.6%	--	--	--
Months Supply of Inventory	6.1	1.9	- 68.9%	--	--	--

* 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	August			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 08-2020	Thru 08-2021	Percent Change from Previous Year
Key Metrics						
New Listings	7	3	- 57.1%	30	34	+ 13.3%
Sold Listings	5	3	- 40.0%	24	34	+ 41.7%
Median Sales Price*	\$369,000	\$675,000	+ 82.9%	\$301,000	\$427,500	+ 42.0%
Average Sales Price*	\$432,100	\$629,967	+ 45.8%	\$385,221	\$432,912	+ 12.4%
Percent of List Price Received*	98.0%	101.3%	+ 3.4%	97.3%	101.5%	+ 4.3%
Days on Market Until Sale	212	28	- 86.8%	165	81	- 50.9%
Cumulative Days on Market Until Sale	212	28	- 86.8%	187	81	- 56.7%
Inventory of Homes for Sale	14	2	- 85.7%	--	--	--
Months Supply of Inventory	4.9	0.4	- 91.8%	--	--	--

* 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

