

Local Market Update for October 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

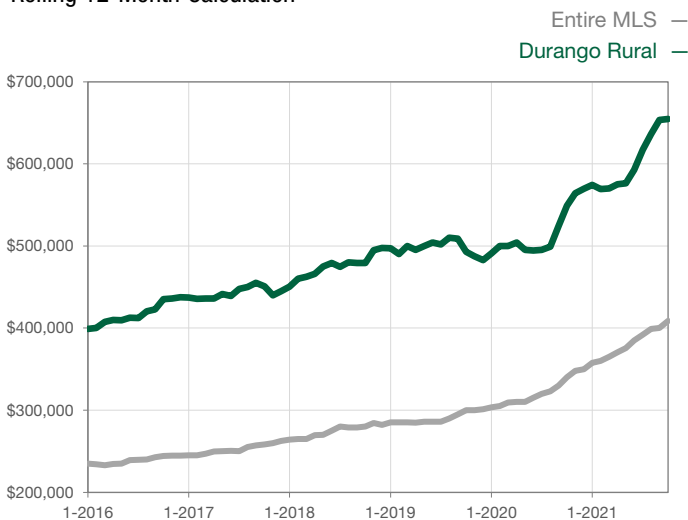
Single Family	October			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
Key Metrics						
New Listings	66	40	- 39.4%	480	492	+ 2.5%
Sold Listings	62	43	- 30.6%	363	410	+ 12.9%
Median Sales Price*	\$658,500	\$694,900	+ 5.5%	\$558,000	\$656,250	+ 17.6%
Average Sales Price*	\$746,366	\$838,313	+ 12.3%	\$654,095	\$788,118	+ 20.5%
Percent of List Price Received*	98.8%	99.1%	+ 0.3%	97.9%	99.4%	+ 1.5%
Days on Market Until Sale	134	80	- 40.3%	148	93	- 37.2%
Cumulative Days on Market Until Sale	145	81	- 44.1%	168	103	- 38.7%
Inventory of Homes for Sale	157	73	- 53.5%	--	--	--
Months Supply of Inventory	4.6	1.7	- 63.0%	--	--	--

* 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	October			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
Key Metrics						
New Listings	6	2	- 66.7%	39	46	+ 17.9%
Sold Listings	11	8	- 27.3%	40	47	+ 17.5%
Median Sales Price*	\$465,000	\$434,500	- 6.6%	\$362,000	\$435,000	+ 20.2%
Average Sales Price*	\$432,864	\$473,813	+ 9.5%	\$409,570	\$448,809	+ 9.6%
Percent of List Price Received*	99.3%	102.2%	+ 2.9%	97.9%	101.7%	+ 3.9%
Days on Market Until Sale	141	47	- 66.7%	170	72	- 57.6%
Cumulative Days on Market Until Sale	141	47	- 66.7%	183	72	- 60.7%
Inventory of Homes for Sale	8	0	- 100.0%	--	--	--
Months Supply of Inventory	2.2	0.0	- 100.0%	--	--	--

* 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

