

Local Market Update for February 2022

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

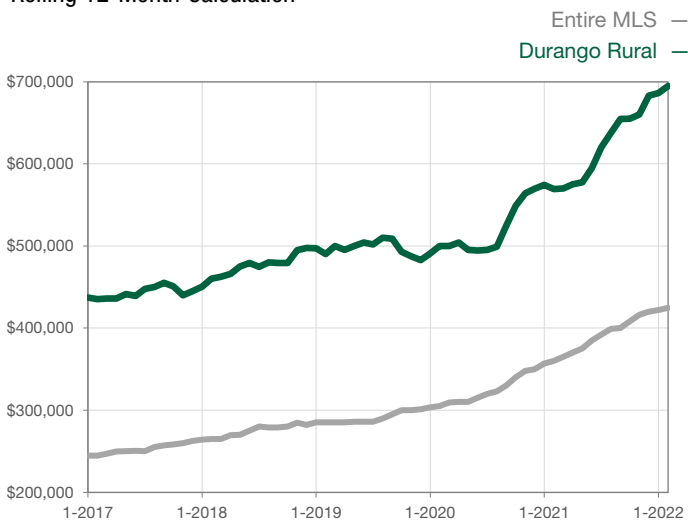
Single Family	February			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 02-2021	Thru 02-2022	Percent Change from Previous Year
Key Metrics						
New Listings	38	20	- 47.4%	77	42	- 45.5%
Sold Listings	29	15	- 48.3%	61	34	- 44.3%
Median Sales Price*	\$545,000	\$815,000	+ 49.5%	\$575,000	\$746,000	+ 29.7%
Average Sales Price*	\$734,990	\$920,422	+ 25.2%	\$761,941	\$787,230	+ 3.3%
Percent of List Price Received*	96.9%	101.2%	+ 4.4%	97.6%	99.4%	+ 1.8%
Days on Market Until Sale	132	89	- 32.6%	132	117	- 11.4%
Cumulative Days on Market Until Sale	174	90	- 48.3%	159	120	- 24.5%
Inventory of Homes for Sale	73	44	- 39.7%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--

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

Townhouse/Condo	February			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 02-2021	Thru 02-2022	Percent Change from Previous Year
Key Metrics						
New Listings	1	5	+ 400.0%	6	8	+ 33.3%
Sold Listings	3	2	- 33.3%	4	7	+ 75.0%
Median Sales Price*	\$455,000	\$662,500	+ 45.6%	\$357,000	\$610,000	+ 70.9%
Average Sales Price*	\$446,667	\$662,500	+ 48.3%	\$399,750	\$639,929	+ 60.1%
Percent of List Price Received*	100.7%	104.8%	+ 4.1%	100.5%	102.4%	+ 1.9%
Days on Market Until Sale	142	25	- 82.4%	120	46	- 61.7%
Cumulative Days on Market Until Sale	142	31	- 78.2%	120	48	- 60.0%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.3	0.6	+ 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

