

Local Market Update for July 2022

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

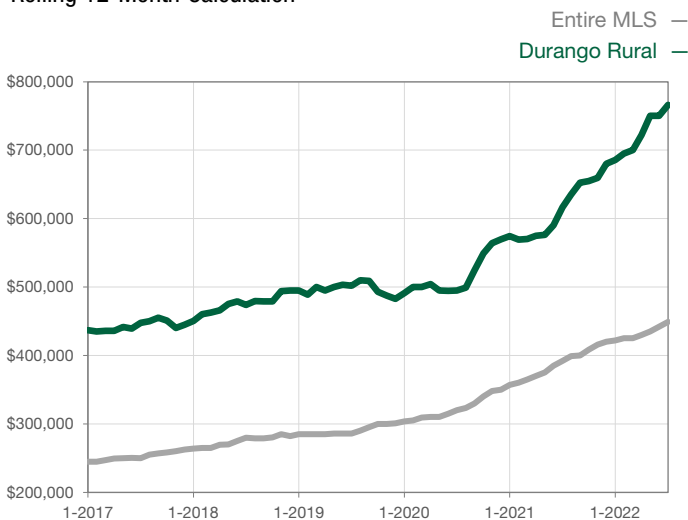
Single Family	July			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
Key Metrics						
New Listings	61	49	- 19.7%	367	292	- 20.4%
Sold Listings	54	32	- 40.7%	288	199	- 30.9%
Median Sales Price*	\$716,981	\$870,000	+ 21.3%	\$638,700	\$776,500	+ 21.6%
Average Sales Price*	\$806,686	\$1,059,694	+ 31.4%	\$761,912	\$945,962	+ 24.2%
Percent of List Price Received*	101.2%	99.4%	- 1.8%	99.7%	100.2%	+ 0.5%
Days on Market Until Sale	73	71	- 2.7%	96	93	- 3.1%
Cumulative Days on Market Until Sale	73	75	+ 2.7%	109	97	- 11.0%
Inventory of Homes for Sale	102	119	+ 16.7%	--	--	--
Months Supply of Inventory	2.2	3.6	+ 63.6%	--	--	--

* 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		
	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
Key Metrics						
New Listings	6	9	+ 50.0%	32	36	+ 12.5%
Sold Listings	10	8	- 20.0%	31	28	- 9.7%
Median Sales Price*	\$405,000	\$562,500	+ 38.9%	\$410,000	\$550,000	+ 34.1%
Average Sales Price*	\$404,300	\$481,625	+ 19.1%	\$413,842	\$523,875	+ 26.6%
Percent of List Price Received*	103.9%	100.1%	- 3.7%	101.5%	101.3%	- 0.2%
Days on Market Until Sale	46	58	+ 26.1%	86	47	- 45.3%
Cumulative Days on Market Until Sale	46	58	+ 26.1%	86	48	- 44.2%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--

* 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

