

# Local Market Update for August 2022

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Rural

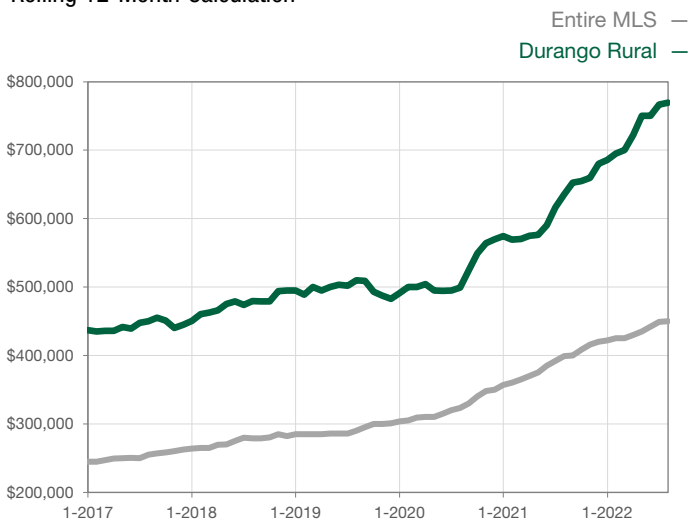
Key Metrics	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
New Listings	44	35	- 20.5%	412	330	- 19.9%
Sold Listings	37	31	- 16.2%	325	230	- 29.2%
Median Sales Price*	\$719,875	<b>\$715,000</b>	- 0.7%	\$645,000	<b>\$775,000</b>	+ 20.2%
Average Sales Price*	\$878,940	<b>\$936,499</b>	+ 6.5%	\$775,235	<b>\$944,687</b>	+ 21.9%
Percent of List Price Received*	99.4%	<b>98.4%</b>	- 1.0%	99.6%	<b>100.0%</b>	+ 0.4%
Days on Market Until Sale	94	<b>75</b>	- 20.2%	96	<b>91</b>	- 5.2%
Cumulative Days on Market Until Sale	94	<b>76</b>	- 19.1%	108	<b>94</b>	- 13.0%
Inventory of Homes for Sale	93	<b>111</b>	+ 19.4%	--	--	--
Months Supply of Inventory	2.1	<b>3.4</b>	+ 61.9%	--	--	--

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

Key Metrics	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
New Listings	4	3	- 25.0%	36	39	+ 8.3%
Sold Listings	3	7	+ 133.3%	34	35	+ 2.9%
Median Sales Price*	\$675,000	<b>\$569,000</b>	- 15.7%	\$427,500	<b>\$569,000</b>	+ 33.1%
Average Sales Price*	\$629,967	<b>\$600,286</b>	- 4.7%	\$432,912	<b>\$539,157</b>	+ 24.5%
Percent of List Price Received*	101.3%	<b>99.1%</b>	- 2.2%	101.5%	<b>100.9%</b>	- 0.6%
Days on Market Until Sale	28	<b>41</b>	+ 46.4%	81	<b>46</b>	- 43.2%
Cumulative Days on Market Until Sale	28	<b>41</b>	+ 46.4%	81	<b>46</b>	- 43.2%
Inventory of Homes for Sale	3	<b>3</b>	0.0%	--	--	--
Months Supply of Inventory	0.6	<b>0.7</b>	+ 16.7%	--	--	--

\* 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

