

# Local Market Update for October 2022

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Rural

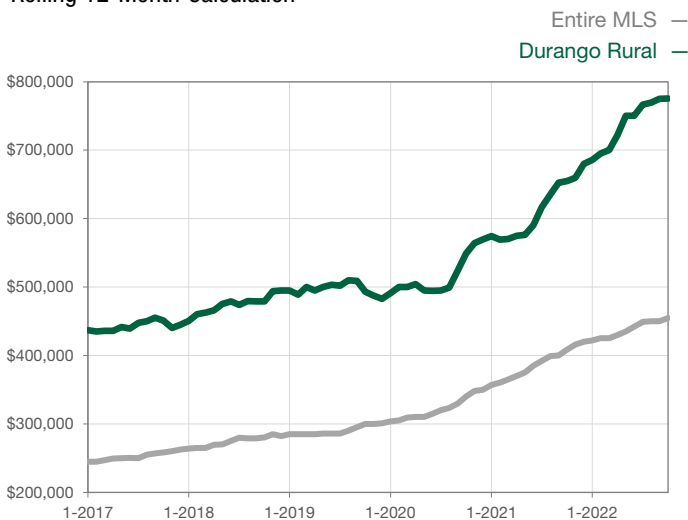
Key Metrics	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
New Listings	41	25	- 39.0%	498	391	- 21.5%
Sold Listings	44	27	- 38.6%	412	293	- 28.9%
Median Sales Price*	\$709,950	<b>\$687,500</b>	- 3.2%	\$656,250	<b>\$775,000</b>	+ 18.1%
Average Sales Price*	\$837,419	<b>\$887,888</b>	+ 6.0%	\$788,836	<b>\$970,002</b>	+ 23.0%
Percent of List Price Received*	99.0%	<b>98.0%</b>	- 1.0%	99.5%	<b>99.6%</b>	+ 0.1%
Days on Market Until Sale	80	<b>113</b>	+ 41.3%	93	<b>94</b>	+ 1.1%
Cumulative Days on Market Until Sale	81	<b>118</b>	+ 45.7%	102	<b>98</b>	- 3.9%
Inventory of Homes for Sale	72	<b>101</b>	+ 40.3%	--	--	--
Months Supply of Inventory	1.7	<b>3.3</b>	+ 94.1%	--	--	--

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

Key Metrics	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
New Listings	2	6	+ 200.0%	45	44	- 2.2%
Sold Listings	7	2	- 71.4%	46	40	- 13.0%
Median Sales Price*	\$482,000	<b>\$1,435,000</b>	+ 197.7%	\$435,000	<b>\$592,500</b>	+ 36.2%
Average Sales Price*	\$512,214	<b>\$1,435,000</b>	+ 180.2%	\$454,109	<b>\$590,675</b>	+ 30.1%
Percent of List Price Received*	103.4%	<b>96.7%</b>	- 6.5%	101.9%	<b>100.6%</b>	- 1.3%
Days on Market Until Sale	47	<b>122</b>	+ 159.6%	72	<b>51</b>	- 29.2%
Cumulative Days on Market Until Sale	47	<b>122</b>	+ 159.6%	72	<b>51</b>	- 29.2%
Inventory of Homes for Sale	1	<b>5</b>	+ 400.0%	--	--	--
Months Supply of Inventory	0.2	<b>1.3</b>	+ 550.0%	--	--	--

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

