

Local Market Update for March 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

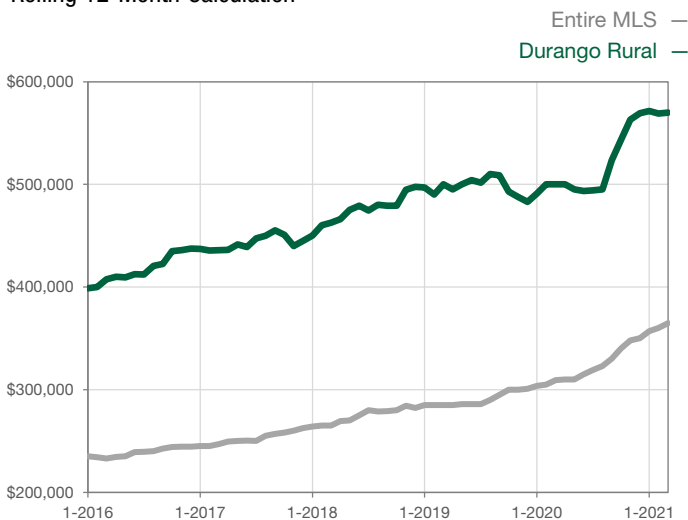
Single Family	March			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
Key Metrics						
New Listings	46	36	- 21.7%	107	108	+ 0.9%
Sold Listings	32	36	+ 12.5%	69	97	+ 40.6%
Median Sales Price*	\$537,500	\$610,000	+ 13.5%	\$599,000	\$582,000	- 2.8%
Average Sales Price*	\$563,359	\$682,807	+ 21.2%	\$610,007	\$732,572	+ 20.1%
Percent of List Price Received*	97.5%	99.4%	+ 1.9%	97.7%	98.3%	+ 0.6%
Days on Market Until Sale	190	97	- 48.9%	169	119	- 29.6%
Cumulative Days on Market Until Sale	230	117	- 49.1%	205	143	- 30.2%
Inventory of Homes for Sale	201	51	- 74.6%	--	--	--
Months Supply of Inventory	6.6	1.3	- 80.3%	--	--	--

* 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	March			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
Key Metrics						
New Listings	4	3	- 25.0%	12	9	- 25.0%
Sold Listings	3	5	+ 66.7%	8	9	+ 12.5%
Median Sales Price*	\$240,000	\$345,000	+ 43.8%	\$237,950	\$345,000	+ 45.0%
Average Sales Price*	\$382,500	\$283,200	- 26.0%	\$277,863	\$335,000	+ 20.6%
Percent of List Price Received*	94.2%	99.1%	+ 5.2%	96.2%	99.7%	+ 3.6%
Days on Market Until Sale	163	58	- 64.4%	151	86	- 43.0%
Cumulative Days on Market Until Sale	247	58	- 76.5%	182	86	- 52.7%
Inventory of Homes for Sale	19	1	- 94.7%	--	--	--
Months Supply of Inventory	6.3	0.3	- 95.2%	--	--	--

* 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

