

# Local Market Update for December 2022

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Rural

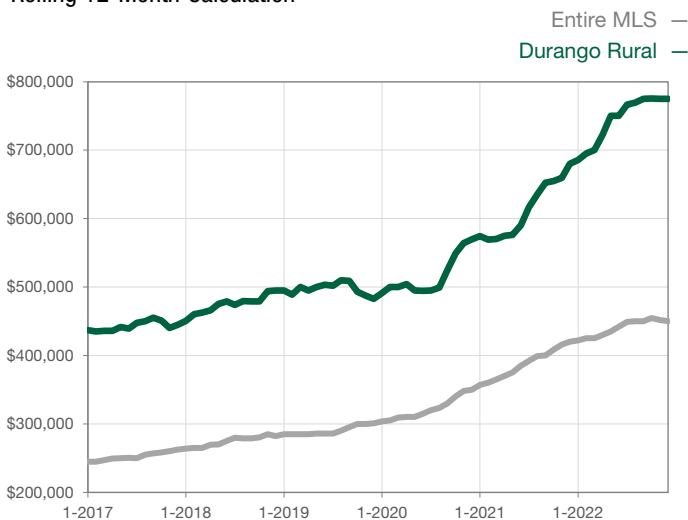
Key Metrics	December			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 12-2021	Thru 12-2022	Percent Change from Previous Year
New Listings	15	9	- 40.0%	534	417	- 21.9%
Sold Listings	31	22	- 29.0%	485	341	- 29.7%
Median Sales Price*	\$715,500	<b>\$688,000</b>	- 3.8%	\$680,000	<b>\$775,000</b>	+ 14.0%
Average Sales Price*	\$959,177	<b>\$827,582</b>	- 13.7%	\$830,861	<b>\$957,807</b>	+ 15.3%
Percent of List Price Received*	100.6%	<b>97.7%</b>	- 2.9%	99.5%	<b>99.4%</b>	- 0.1%
Days on Market Until Sale	99	<b>105</b>	+ 6.1%	93	<b>96</b>	+ 3.2%
Cumulative Days on Market Until Sale	103	<b>135</b>	+ 31.1%	103	<b>102</b>	- 1.0%
Inventory of Homes for Sale	66	<b>74</b>	+ 12.1%	--	--	--
Months Supply of Inventory	1.6	<b>2.6</b>	+ 62.5%	--	--	--

\* 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	December			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 12-2021	Thru 12-2022	Percent Change from Previous Year
New Listings	2	1	- 50.0%	52	45	- 13.5%
Sold Listings	4	2	- 50.0%	52	44	- 15.4%
Median Sales Price*	\$547,500	<b>\$815,000</b>	+ 48.9%	\$439,950	<b>\$592,500</b>	+ 34.7%
Average Sales Price*	\$566,250	<b>\$815,000</b>	+ 43.9%	\$462,479	<b>\$589,875</b>	+ 27.5%
Percent of List Price Received*	99.0%	<b>94.9%</b>	- 4.1%	101.6%	<b>100.4%</b>	- 1.2%
Days on Market Until Sale	63	<b>55</b>	- 12.7%	70	<b>51</b>	- 27.1%
Cumulative Days on Market Until Sale	63	<b>55</b>	- 12.7%	70	<b>51</b>	- 27.1%
Inventory of Homes for Sale	0	<b>1</b>	--	--	--	--
Months Supply of Inventory	0.0	<b>0.3</b>	--	--	--	--

\* 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

