

Local Market Update for January 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

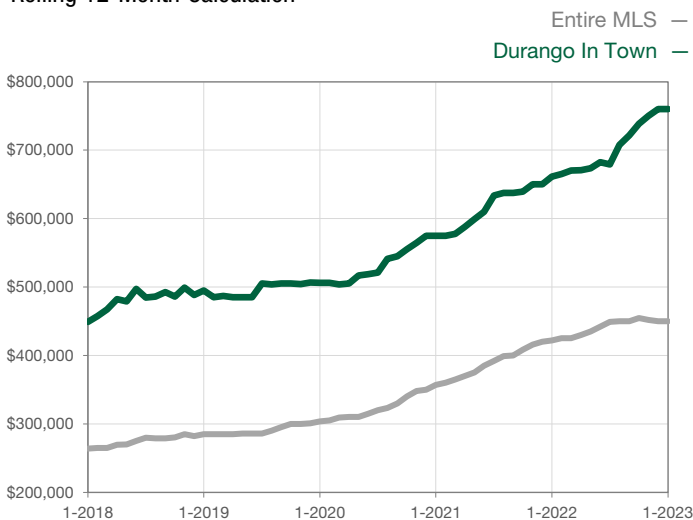
Single Family	January			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Key Metrics						
New Listings	11	11	0.0%	11	11	0.0%
Sold Listings	7	5	- 28.6%	7	5	- 28.6%
Median Sales Price*	\$679,025	\$760,000	+ 11.9%	\$679,025	\$760,000	+ 11.9%
Average Sales Price*	\$901,075	\$773,280	- 14.2%	\$901,075	\$773,280	- 14.2%
Percent of List Price Received*	102.8%	96.0%	- 6.6%	102.8%	96.0%	- 6.6%
Days on Market Until Sale	112	114	+ 1.8%	112	114	+ 1.8%
Cumulative Days on Market Until Sale	112	114	+ 1.8%	112	114	+ 1.8%
Inventory of Homes for Sale	10	23	+ 130.0%	--	--	--
Months Supply of Inventory	0.7	2.0	+ 185.7%	--	--	--

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

Townhouse/Condo	January			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Key Metrics						
New Listings	9	2	- 77.8%	9	2	- 77.8%
Sold Listings	10	7	- 30.0%	10	7	- 30.0%
Median Sales Price*	\$462,000	\$565,000	+ 22.3%	\$462,000	\$565,000	+ 22.3%
Average Sales Price*	\$525,415	\$522,071	- 0.6%	\$525,415	\$522,071	- 0.6%
Percent of List Price Received*	97.9%	97.6%	- 0.3%	97.9%	97.6%	- 0.3%
Days on Market Until Sale	44	63	+ 43.2%	44	63	+ 43.2%
Cumulative Days on Market Until Sale	44	63	+ 43.2%	44	63	+ 43.2%
Inventory of Homes for Sale	23	23	0.0%	--	--	--
Months Supply of Inventory	1.4	2.1	+ 50.0%	--	--	--

* 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

