

# Local Market Update for January 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Rural

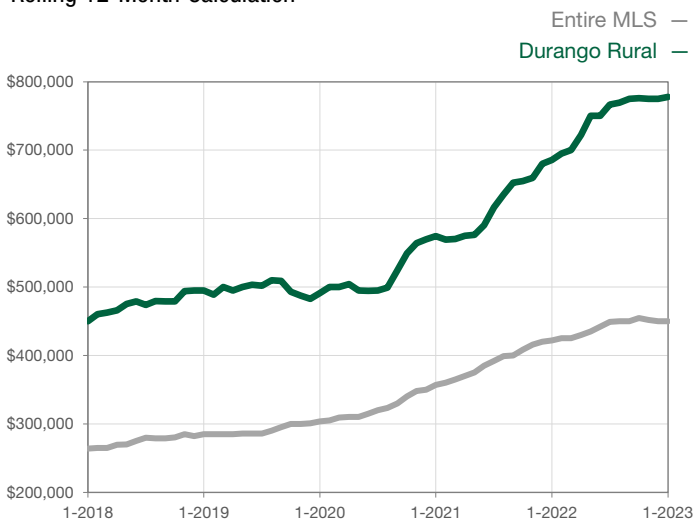
Single Family	January			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	24	9	- 62.5%	24	9	- 62.5%
Sold Listings	19	6	- 68.4%	19	6	- 68.4%
Median Sales Price*	\$714,327	<b>\$993,500</b>	+ 39.1%	\$714,327	<b>\$993,500</b>	+ 39.1%
Average Sales Price*	\$682,078	<b>\$1,115,167</b>	+ 63.5%	\$682,078	<b>\$1,115,167</b>	+ 63.5%
Percent of List Price Received*	98.0%	<b>95.1%</b>	- 3.0%	98.0%	<b>95.1%</b>	- 3.0%
Days on Market Until Sale	139	<b>144</b>	+ 3.6%	139	<b>144</b>	+ 3.6%
Cumulative Days on Market Until Sale	144	<b>144</b>	0.0%	144	<b>144</b>	0.0%
Inventory of Homes for Sale	55	<b>64</b>	+ 16.4%	--	--	--
Months Supply of Inventory	1.4	<b>2.3</b>	+ 64.3%	--	--	--

\* 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	January			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	3	1	- 66.7%	3	1	- 66.7%
Sold Listings	5	2	- 60.0%	5	2	- 60.0%
Median Sales Price*	\$610,000	<b>\$632,500</b>	+ 3.7%	\$610,000	<b>\$632,500</b>	+ 3.7%
Average Sales Price*	\$630,900	<b>\$632,500</b>	+ 0.3%	\$630,900	<b>\$632,500</b>	+ 0.3%
Percent of List Price Received*	101.4%	<b>97.5%</b>	- 3.8%	101.4%	<b>97.5%</b>	- 3.8%
Days on Market Until Sale	55	<b>59</b>	+ 7.3%	55	<b>59</b>	+ 7.3%
Cumulative Days on Market Until Sale	55	<b>79</b>	+ 43.6%	55	<b>79</b>	+ 43.6%
Inventory of Homes for Sale	0	<b>0</b>	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</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

