

Local Market Update for February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

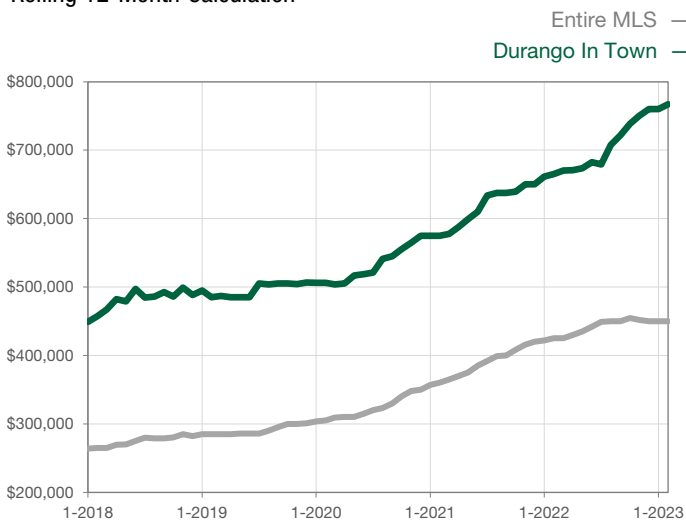
Single Family	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Key Metrics						
New Listings	13	6	- 53.8%	24	17	- 29.2%
Sold Listings	7	10	+ 42.9%	14	15	+ 7.1%
Median Sales Price*	\$660,000	\$775,000	+ 17.4%	\$669,513	\$760,000	+ 13.5%
Average Sales Price*	\$741,857	\$812,640	+ 9.5%	\$821,466	\$799,520	- 2.7%
Percent of List Price Received*	102.2%	97.9%	- 4.2%	102.5%	97.3%	- 5.1%
Days on Market Until Sale	110	67	- 39.1%	111	82	- 26.1%
Cumulative Days on Market Until Sale	110	82	- 25.5%	111	93	- 16.2%
Inventory of Homes for Sale	11	13	+ 18.2%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--

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

Townhouse/Condo	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Key Metrics						
New Listings	5	5	0.0%	14	7	- 50.0%
Sold Listings	8	2	- 75.0%	18	9	- 50.0%
Median Sales Price*	\$527,000	\$390,000	- 26.0%	\$519,500	\$529,500	+ 1.9%
Average Sales Price*	\$609,438	\$390,000	- 36.0%	\$562,758	\$492,722	- 12.4%
Percent of List Price Received*	99.2%	95.7%	- 3.5%	98.5%	97.2%	- 1.3%
Days on Market Until Sale	85	110	+ 29.4%	62	74	+ 19.4%
Cumulative Days on Market Until Sale	104	110	+ 5.8%	70	74	+ 5.7%
Inventory of Homes for Sale	18	21	+ 16.7%	--	--	--
Months Supply of Inventory	1.1	2.0	+ 81.8%	--	--	--

* 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

