

# Local Market Update for February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Mountain Area

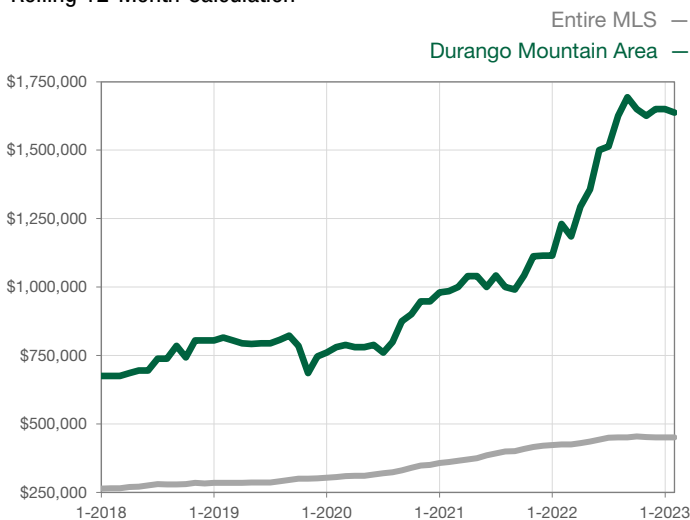
Single Family	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	5	1	- 80.0%	8	3	- 62.5%
Sold Listings	4	1	- 75.0%	6	1	- 83.3%
Median Sales Price*	\$3,400,000	<b>\$2,090,000</b>	- 38.5%	\$2,472,000	<b>\$2,090,000</b>	- 15.5%
Average Sales Price*	\$2,914,750	<b>\$2,090,000</b>	- 28.3%	\$2,365,167	<b>\$2,090,000</b>	- 11.6%
Percent of List Price Received*	98.1%	<b>100.0%</b>	+ 1.9%	100.6%	<b>100.0%</b>	- 0.6%
Days on Market Until Sale	144	<b>35</b>	- 75.7%	119	<b>35</b>	- 70.6%
Cumulative Days on Market Until Sale	160	<b>35</b>	- 78.1%	129	<b>35</b>	- 72.9%
Inventory of Homes for Sale	7	<b>11</b>	+ 57.1%	--	--	--
Months Supply of Inventory	1.6	<b>3.9</b>	+ 143.8%	--	--	--

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

Townhouse/Condo	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	11	7	- 36.4%	28	14	- 50.0%
Sold Listings	15	7	- 53.3%	22	13	- 40.9%
Median Sales Price*	\$468,700	<b>\$308,500</b>	- 34.2%	\$415,450	<b>\$308,500</b>	- 25.7%
Average Sales Price*	\$609,863	<b>\$369,339</b>	- 39.4%	\$535,266	<b>\$470,375</b>	- 12.1%
Percent of List Price Received*	97.6%	<b>99.0%</b>	+ 1.4%	98.1%	<b>97.0%</b>	- 1.1%
Days on Market Until Sale	63	<b>92</b>	+ 46.0%	61	<b>100</b>	+ 63.9%
Cumulative Days on Market Until Sale	63	<b>92</b>	+ 46.0%	61	<b>100</b>	+ 63.9%
Inventory of Homes for Sale	17	<b>19</b>	+ 11.8%	--	--	--
Months Supply of Inventory	1.4	<b>1.8</b>	+ 28.6%	--	--	--

\* 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

