

Local Market Update for February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

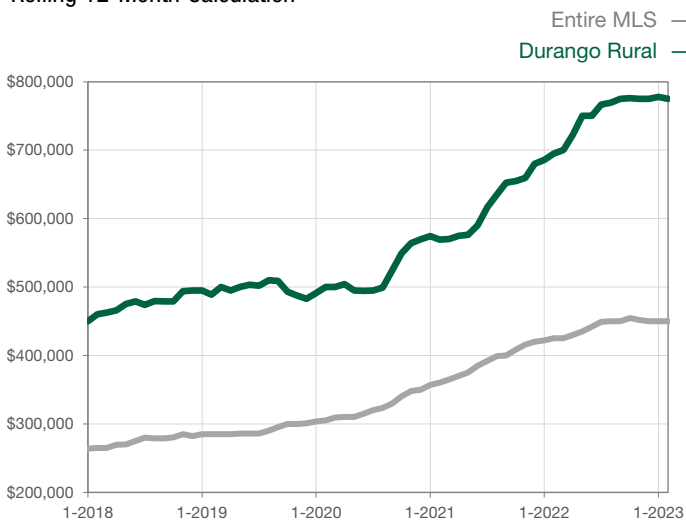
Key Metrics	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	27	12	- 55.6%	51	21	- 58.8%
Sold Listings	15	11	- 26.7%	34	17	- 50.0%
Median Sales Price*	\$815,000	\$510,000	- 37.4%	\$746,000	\$637,000	- 14.6%
Average Sales Price*	\$920,422	\$639,747	- 30.5%	\$787,230	\$807,542	+ 2.6%
Percent of List Price Received*	101.2%	97.2%	- 4.0%	99.4%	96.4%	- 3.0%
Days on Market Until Sale	89	104	+ 16.9%	117	118	+ 0.9%
Cumulative Days on Market Until Sale	90	119	+ 32.2%	120	128	+ 6.7%
Inventory of Homes for Sale	55	58	+ 5.5%	--	--	--
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.

Key Metrics	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	1	1	0.0%	4	2	- 50.0%
Sold Listings	2	1	- 50.0%	7	3	- 57.1%
Median Sales Price*	\$662,500	\$780,000	+ 17.7%	\$610,000	\$725,000	+ 18.9%
Average Sales Price*	\$662,500	\$780,000	+ 17.7%	\$639,929	\$681,667	+ 6.5%
Percent of List Price Received*	104.8%	98.8%	- 5.7%	102.4%	97.9%	- 4.4%
Days on Market Until Sale	25	36	+ 44.0%	46	51	+ 10.9%
Cumulative Days on Market Until Sale	31	36	+ 16.1%	48	65	+ 35.4%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.2	0.0	- 100.0%	--	--	--

* 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

