

Local Market Update for March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

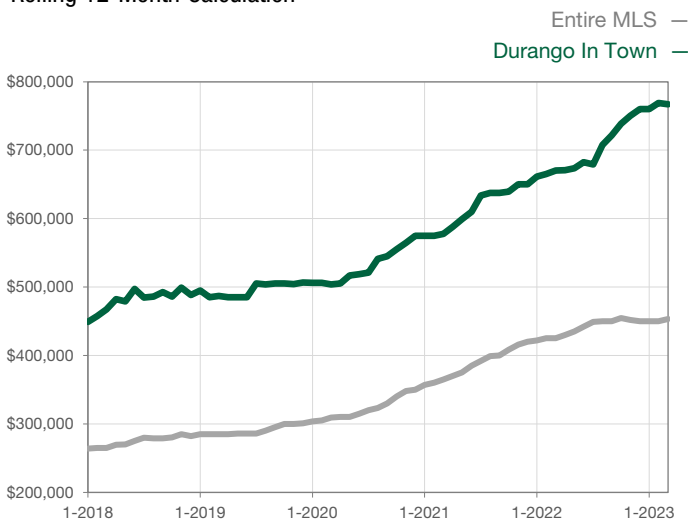
Single Family	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Key Metrics						
New Listings	14	11	- 21.4%	38	28	- 26.3%
Sold Listings	13	12	- 7.7%	27	26	- 3.7%
Median Sales Price*	\$670,608	\$664,500	- 0.9%	\$670,608	\$750,700	+ 11.9%
Average Sales Price*	\$885,075	\$803,071	- 9.3%	\$852,093	\$826,568	- 3.0%
Percent of List Price Received*	104.3%	95.2%	- 8.7%	103.4%	96.3%	- 6.9%
Days on Market Until Sale	54	99	+ 83.3%	83	92	+ 10.8%
Cumulative Days on Market Until Sale	54	129	+ 138.9%	83	112	+ 34.9%
Inventory of Homes for Sale	13	15	+ 15.4%	--	--	--
Months Supply of Inventory	0.9	1.3	+ 44.4%	--	--	--

* 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	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Key Metrics						
New Listings	14	13	- 7.1%	28	21	- 25.0%
Sold Listings	9	9	0.0%	27	18	- 33.3%
Median Sales Price*	\$465,000	\$525,000	+ 12.9%	\$512,500	\$527,250	+ 2.9%
Average Sales Price*	\$473,222	\$540,422	+ 14.2%	\$532,913	\$516,572	- 3.1%
Percent of List Price Received*	100.6%	100.2%	- 0.4%	99.2%	98.7%	- 0.5%
Days on Market Until Sale	45	91	+ 102.2%	56	83	+ 48.2%
Cumulative Days on Market Until Sale	45	91	+ 102.2%	62	83	+ 33.9%
Inventory of Homes for Sale	19	22	+ 15.8%	--	--	--
Months Supply of Inventory	1.1	2.1	+ 90.9%	--	--	--

* 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

