

# Local Market Update for March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Mountain Area

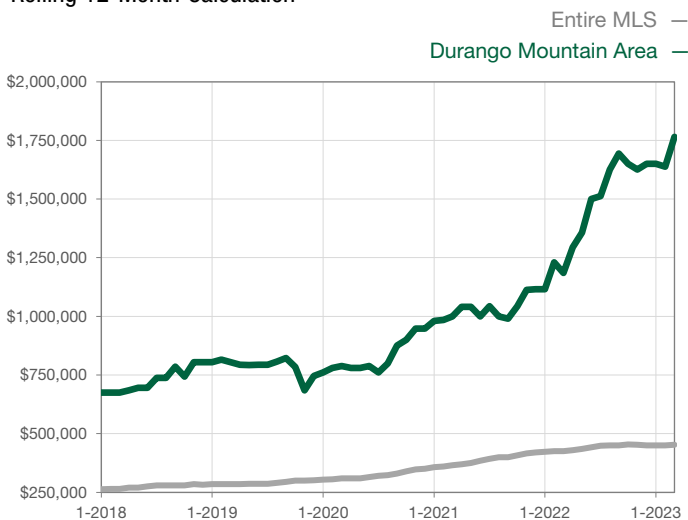
Single Family	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	2	2	0.0%	10	6	- 40.0%
Sold Listings	2	3	+ 50.0%	8	4	- 50.0%
Median Sales Price*	\$1,350,000	<b>\$2,131,000</b>	+ 57.9%	\$1,597,000	<b>\$2,110,500</b>	+ 32.2%
Average Sales Price*	\$1,350,000	<b>\$3,053,667</b>	+ 126.2%	\$2,111,375	<b>\$2,812,750</b>	+ 33.2%
Percent of List Price Received*	102.3%	<b>93.5%</b>	- 8.6%	101.1%	<b>95.1%</b>	- 5.9%
Days on Market Until Sale	123	<b>41</b>	- 66.7%	120	<b>40</b>	- 66.7%
Cumulative Days on Market Until Sale	123	<b>41</b>	- 66.7%	128	<b>40</b>	- 68.8%
Inventory of Homes for Sale	5	<b>10</b>	+ 100.0%	--	--	--
Months Supply of Inventory	1.2	<b>3.4</b>	+ 183.3%	--	--	--

\* 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	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	18	10	- 44.4%	46	24	- 47.8%
Sold Listings	10	11	+ 10.0%	32	24	- 25.0%
Median Sales Price*	\$446,700	<b>\$525,000</b>	+ 17.5%	\$415,450	<b>\$356,688</b>	- 14.1%
Average Sales Price*	\$604,740	<b>\$488,082</b>	- 19.3%	\$556,977	<b>\$478,491</b>	- 14.1%
Percent of List Price Received*	100.9%	<b>97.5%</b>	- 3.4%	99.0%	<b>97.2%</b>	- 1.8%
Days on Market Until Sale	60	<b>106</b>	+ 76.7%	60	<b>103</b>	+ 71.7%
Cumulative Days on Market Until Sale	68	<b>106</b>	+ 55.9%	63	<b>103</b>	+ 63.5%
Inventory of Homes for Sale	16	<b>15</b>	- 6.3%	--	--	--
Months Supply of Inventory	1.4	<b>1.4</b>	0.0%	--	--	--

\* 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

