

Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

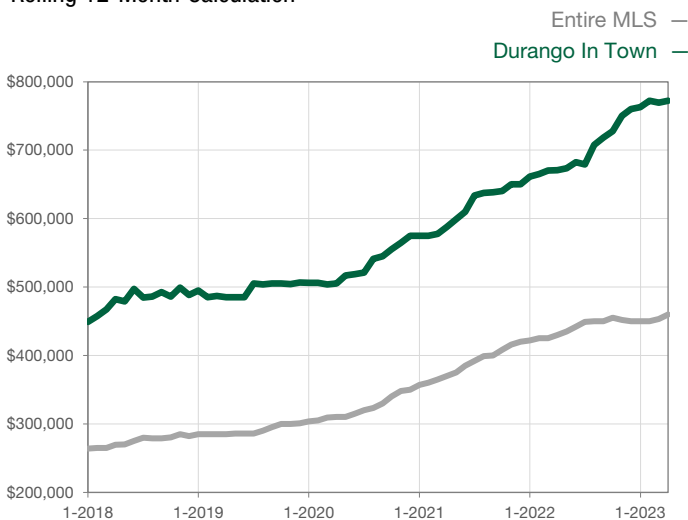
Single Family	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Key Metrics						
New Listings	18	19	+ 5.6%	56	46	- 17.9%
Sold Listings	11	9	- 18.2%	38	33	- 13.2%
Median Sales Price*	\$825,000	\$800,000	- 3.0%	\$674,817	\$765,000	+ 13.4%
Average Sales Price*	\$789,183	\$1,078,278	+ 36.6%	\$833,882	\$900,420	+ 8.0%
Percent of List Price Received*	102.5%	98.3%	- 4.1%	103.1%	96.8%	- 6.1%
Days on Market Until Sale	44	85	+ 93.2%	72	91	+ 26.4%
Cumulative Days on Market Until Sale	44	85	+ 93.2%	72	107	+ 48.6%
Inventory of Homes for Sale	18	22	+ 22.2%	--	--	--
Months Supply of Inventory	1.3	2.0	+ 53.8%	--	--	--

* 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	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Key Metrics						
New Listings	11	11	0.0%	39	32	- 17.9%
Sold Listings	12	7	- 41.7%	39	25	- 35.9%
Median Sales Price*	\$487,750	\$505,000	+ 3.5%	\$512,500	\$525,000	+ 2.4%
Average Sales Price*	\$553,025	\$502,986	- 9.0%	\$539,101	\$512,768	- 4.9%
Percent of List Price Received*	102.9%	100.4%	- 2.4%	100.3%	99.2%	- 1.1%
Days on Market Until Sale	172	77	- 55.2%	92	81	- 12.0%
Cumulative Days on Market Until Sale	172	139	- 19.2%	96	98	+ 2.1%
Inventory of Homes for Sale	20	21	+ 5.0%	--	--	--
Months Supply of Inventory	1.2	2.1	+ 75.0%	--	--	--

* 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

