

Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

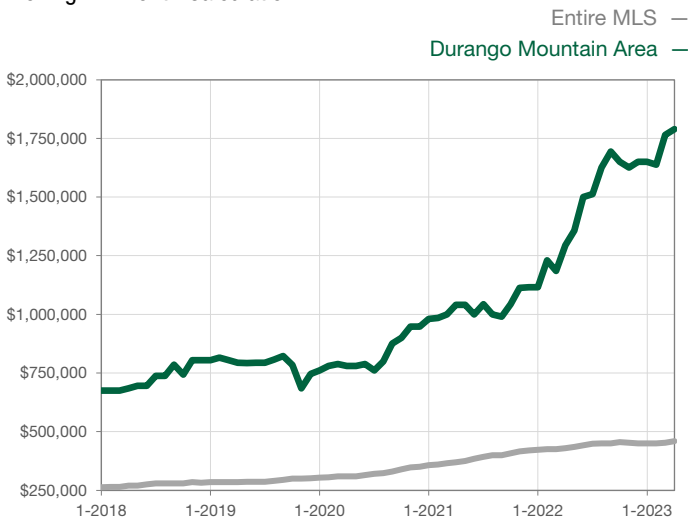
Single Family	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Key Metrics						
New Listings	3	0	- 100.0%	13	7	- 46.2%
Sold Listings	3	3	0.0%	11	7	- 36.4%
Median Sales Price*	\$1,525,000	\$2,584,800	+ 69.5%	\$1,525,000	\$2,174,568	+ 42.6%
Average Sales Price*	\$1,745,000	\$2,709,789	+ 55.3%	\$2,011,455	\$2,768,624	+ 37.6%
Percent of List Price Received*	99.2%	95.7%	- 3.5%	100.5%	95.4%	- 5.1%
Days on Market Until Sale	91	158	+ 73.6%	112	90	- 19.6%
Cumulative Days on Market Until Sale	233	158	- 32.2%	156	90	- 42.3%
Inventory of Homes for Sale	7	11	+ 57.1%	--	--	--
Months Supply of Inventory	1.7	3.8	+ 123.5%	--	--	--

* 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	9	10	+ 11.1%	55	34	- 38.2%
Sold Listings	17	4	- 76.5%	49	28	- 42.9%
Median Sales Price*	\$560,000	\$798,750	+ 42.6%	\$440,000	\$449,938	+ 2.3%
Average Sales Price*	\$680,559	\$739,250	+ 8.6%	\$599,852	\$515,742	- 14.0%
Percent of List Price Received*	100.2%	99.8%	- 0.4%	99.4%	97.6%	- 1.8%
Days on Market Until Sale	61	134	+ 119.7%	61	107	+ 75.4%
Cumulative Days on Market Until Sale	61	152	+ 149.2%	63	110	+ 74.6%
Inventory of Homes for Sale	17	14	- 17.6%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--

* 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

