

Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

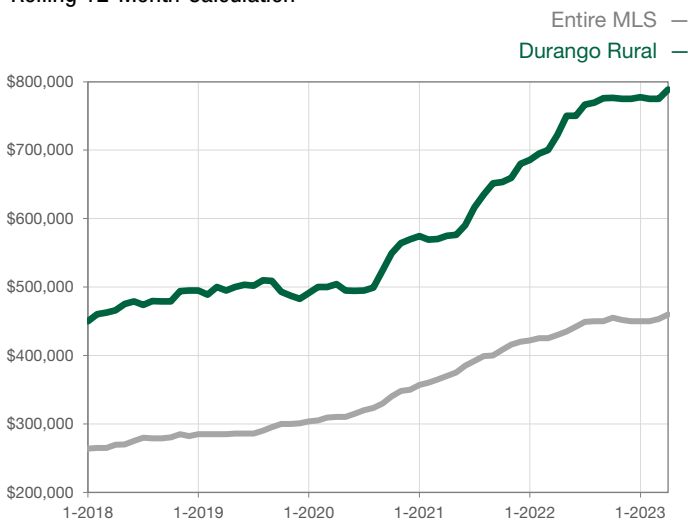
Single Family	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Key Metrics						
New Listings	41	46	+ 12.2%	127	94	- 26.0%
Sold Listings	38	15	- 60.5%	96	48	- 50.0%
Median Sales Price*	\$763,500	\$805,000	+ 5.4%	\$766,275	\$772,500	+ 0.8%
Average Sales Price*	\$815,391	\$1,089,467	+ 33.6%	\$920,308	\$944,659	+ 2.6%
Percent of List Price Received*	101.1%	95.3%	- 5.7%	99.7%	96.3%	- 3.4%
Days on Market Until Sale	88	153	+ 73.9%	107	133	+ 24.3%
Cumulative Days on Market Until Sale	99	160	+ 61.6%	112	139	+ 24.1%
Inventory of Homes for Sale	58	75	+ 29.3%	--	--	--
Months Supply of Inventory	1.6	3.1	+ 93.8%	--	--	--

* 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	4	2	- 50.0%	15	5	- 66.7%
Sold Listings	4	1	- 75.0%	12	5	- 58.3%
Median Sales Price*	\$655,000	\$527,500	- 19.5%	\$592,500	\$725,000	+ 22.4%
Average Sales Price*	\$625,000	\$527,500	- 15.6%	\$598,375	\$664,500	+ 11.1%
Percent of List Price Received*	104.6%	105.5%	+ 0.9%	102.9%	99.8%	- 3.0%
Days on Market Until Sale	31	65	+ 109.7%	39	72	+ 84.6%
Cumulative Days on Market Until Sale	31	65	+ 109.7%	40	80	+ 100.0%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.4	0.3	- 25.0%	--	--	--

* 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

