

Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

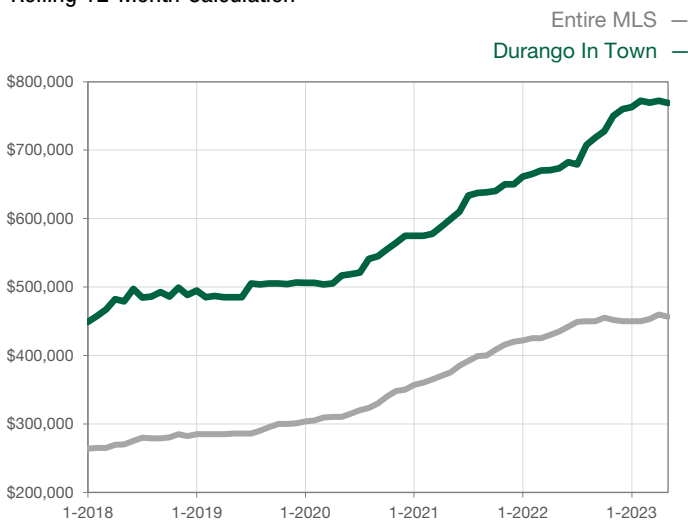
| Single Family | May | | | Year to Date | | |
|--------------------------------------|-------------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2022 | 2023 | Percent Change from Previous Year | Thru 05-2022 | Thru 05-2023 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 18 | 13 | - 27.8% | 74 | 58 | - 21.6% |
| Sold Listings | 17 | 12 | - 29.4% | 55 | 45 | - 18.2% |
| Median Sales Price* | \$800,000 | \$760,000 | - 5.0% | \$715,000 | \$765,000 | + 7.0% |
| Average Sales Price* | \$1,005,232 | \$866,915 | - 13.8% | \$886,845 | \$891,485 | + 0.5% |
| Percent of List Price Received* | 103.5% | 100.0% | - 3.4% | 103.2% | 97.6% | - 5.4% |
| Days on Market Until Sale | 83 | 76 | - 8.4% | 75 | 87 | + 16.0% |
| Cumulative Days on Market Until Sale | 83 | 76 | - 8.4% | 75 | 99 | + 32.0% |
| Inventory of Homes for Sale | 21 | 18 | - 14.3% | -- | -- | -- |
| Months Supply of Inventory | 1.5 | 1.7 | + 13.3% | -- | -- | -- |

* 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 | May | | | Year to Date | | |
|--------------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2022 | 2023 | Percent Change from Previous Year | Thru 05-2022 | Thru 05-2023 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 16 | 18 | + 12.5% | 55 | 51 | - 7.3% |
| Sold Listings | 13 | 14 | + 7.7% | 52 | 39 | - 25.0% |
| Median Sales Price* | \$434,800 | \$521,250 | + 19.9% | \$462,500 | \$525,000 | + 13.5% |
| Average Sales Price* | \$496,592 | \$564,500 | + 13.7% | \$528,474 | \$531,338 | + 0.5% |
| Percent of List Price Received* | 103.0% | 99.1% | - 3.8% | 101.0% | 99.1% | - 1.9% |
| Days on Market Until Sale | 110 | 59 | - 46.4% | 97 | 73 | - 24.7% |
| Cumulative Days on Market Until Sale | 110 | 59 | - 46.4% | 99 | 84 | - 15.2% |
| Inventory of Homes for Sale | 19 | 28 | + 47.4% | -- | -- | -- |
| Months Supply of Inventory | 1.2 | 2.8 | + 133.3% | -- | -- | -- |

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

