

Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

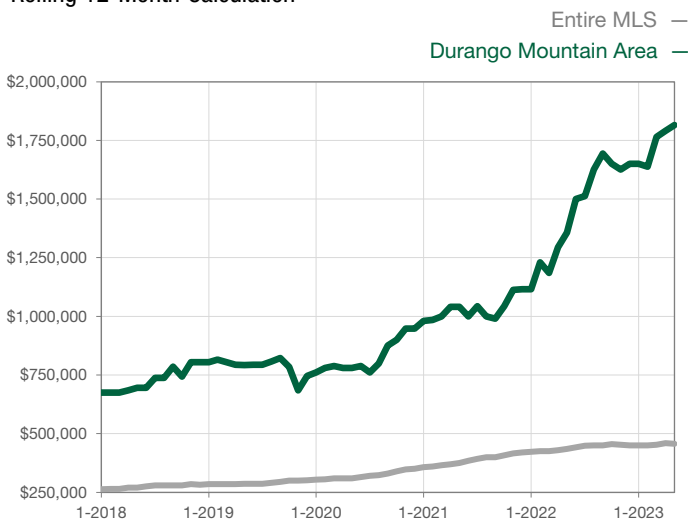
Single Family	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
Key Metrics						
New Listings	7	5	- 28.6%	20	12	- 40.0%
Sold Listings	2	0	- 100.0%	13	7	- 46.2%
Median Sales Price*	\$1,425,000	\$0	- 100.0%	\$1,525,000	\$2,174,568	+ 42.6%
Average Sales Price*	\$1,425,000	\$0	- 100.0%	\$1,921,231	\$2,768,624	+ 44.1%
Percent of List Price Received*	101.6%	0.0%	- 100.0%	100.7%	95.4%	- 5.3%
Days on Market Until Sale	38	0	- 100.0%	100	90	- 10.0%
Cumulative Days on Market Until Sale	51	0	- 100.0%	140	90	- 35.7%
Inventory of Homes for Sale	10	13	+ 30.0%	--	--	--
Months Supply of Inventory	2.6	4.3	+ 65.4%	--	--	--

* 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	17	13	- 23.5%	72	47	- 34.7%
Sold Listings	6	4	- 33.3%	55	32	- 41.8%
Median Sales Price*	\$365,000	\$391,650	+ 7.3%	\$435,000	\$404,938	- 6.9%
Average Sales Price*	\$475,633	\$474,575	- 0.2%	\$586,301	\$510,596	- 12.9%
Percent of List Price Received*	99.5%	96.0%	- 3.5%	99.4%	97.4%	- 2.0%
Days on Market Until Sale	103	76	- 26.2%	65	103	+ 58.5%
Cumulative Days on Market Until Sale	103	76	- 26.2%	67	105	+ 56.7%
Inventory of Homes for Sale	25	24	- 4.0%	--	--	--
Months Supply of Inventory	2.1	2.6	+ 23.8%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

