

Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

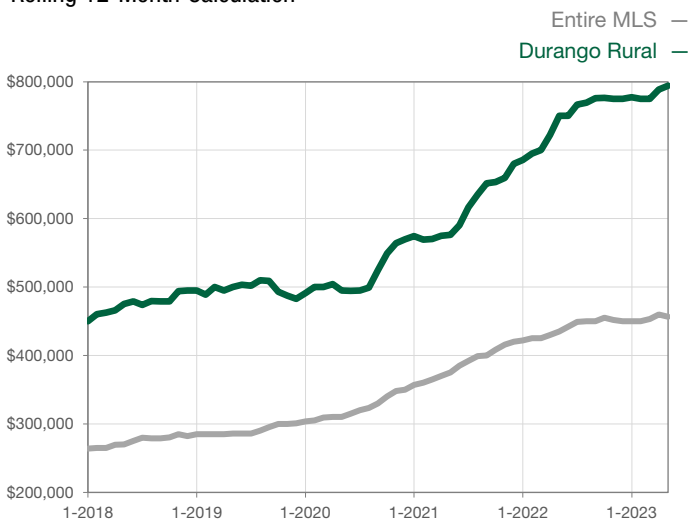
Key Metrics	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
New Listings	62	65	+ 4.8%	189	157	- 16.9%
Sold Listings	45	28	- 37.8%	141	76	- 46.1%
Median Sales Price*	\$799,000	\$874,500	+ 9.4%	\$775,000	\$816,500	+ 5.4%
Average Sales Price*	\$934,473	\$1,135,976	+ 21.6%	\$924,828	\$1,015,144	+ 9.8%
Percent of List Price Received*	100.8%	98.0%	- 2.8%	100.0%	96.9%	- 3.1%
Days on Market Until Sale	99	85	- 14.1%	104	115	+ 10.6%
Cumulative Days on Market Until Sale	103	89	- 13.6%	109	121	+ 11.0%
Inventory of Homes for Sale	92	93	+ 1.1%	--	--	--
Months Supply of Inventory	2.5	4.0	+ 60.0%	--	--	--

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

Key Metrics	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
New Listings	6	4	- 33.3%	21	10	- 52.4%
Sold Listings	4	3	- 25.0%	16	8	- 50.0%
Median Sales Price*	\$332,500	\$465,000	+ 39.8%	\$519,750	\$632,500	+ 21.7%
Average Sales Price*	\$330,000	\$570,000	+ 72.7%	\$531,281	\$629,063	+ 18.4%
Percent of List Price Received*	101.3%	100.7%	- 0.6%	102.5%	100.2%	- 2.2%
Days on Market Until Sale	46	41	- 10.9%	41	60	+ 46.3%
Cumulative Days on Market Until Sale	46	41	- 10.9%	41	66	+ 61.0%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	0.7	1.4	+ 100.0%	--	--	--

* 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

