

# Local Market Update for June 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Mountain Area

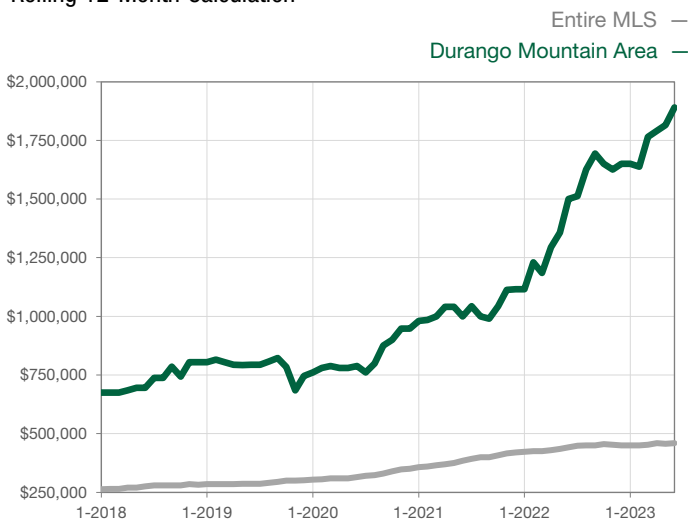
Single Family	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	6	2	- 66.7%	26	16	- 38.5%
Sold Listings	4	4	0.0%	17	11	- 35.3%
Median Sales Price*	\$1,790,000	<b>\$1,667,500</b>	- 6.8%	\$1,650,000	<b>\$2,131,000</b>	+ 29.2%
Average Sales Price*	\$1,742,500	<b>\$1,747,500</b>	+ 0.3%	\$1,879,176	<b>\$2,397,306</b>	+ 27.6%
Percent of List Price Received*	98.1%	<b>92.4%</b>	- 5.8%	100.1%	<b>94.3%</b>	- 5.8%
Days on Market Until Sale	172	<b>86</b>	- 50.0%	117	<b>89</b>	- 23.9%
Cumulative Days on Market Until Sale	172	<b>131</b>	- 23.8%	148	<b>105</b>	- 29.1%
Inventory of Homes for Sale	13	<b>14</b>	+ 7.7%	--	--	--
Months Supply of Inventory	3.3	<b>4.7</b>	+ 42.4%	--	--	--

\* 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	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	17	<b>18</b>	+ 5.9%	89	<b>65</b>	- 27.0%
Sold Listings	10	<b>12</b>	+ 20.0%	65	<b>44</b>	- 32.3%
Median Sales Price*	\$369,250	<b>\$474,500</b>	+ 28.5%	\$420,000	<b>\$404,938</b>	- 3.6%
Average Sales Price*	\$482,120	<b>\$623,533</b>	+ 29.3%	\$570,273	<b>\$541,397</b>	- 5.1%
Percent of List Price Received*	98.3%	<b>98.2%</b>	- 0.1%	99.3%	<b>97.6%</b>	- 1.7%
Days on Market Until Sale	63	<b>74</b>	+ 17.5%	65	<b>95</b>	+ 46.2%
Cumulative Days on Market Until Sale	63	<b>74</b>	+ 17.5%	66	<b>97</b>	+ 47.0%
Inventory of Homes for Sale	30	<b>29</b>	- 3.3%	--	--	--
Months Supply of Inventory	2.7	<b>3.1</b>	+ 14.8%	--	--	--

\* 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

