

# Local Market Update for June 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Rural

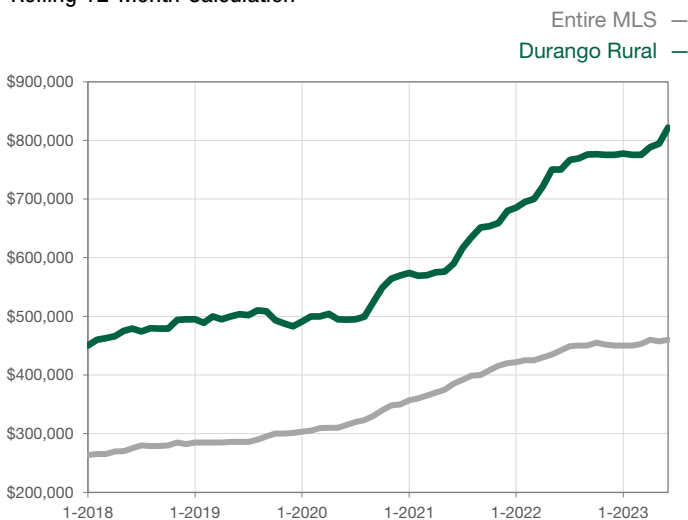
| Single Family                        | June      |                    |                                   | Year to Date |                    |                                   |
|--------------------------------------|-----------|--------------------|-----------------------------------|--------------|--------------------|-----------------------------------|
|                                      | 2022      | 2023               | Percent Change from Previous Year | Thru 06-2022 | Thru 06-2023       | Percent Change from Previous Year |
| <b>Key Metrics</b>                   |           |                    |                                   |              |                    |                                   |
| New Listings                         | 56        | 62                 | + 10.7%                           | 245          | 216                | - 11.8%                           |
| Sold Listings                        | 26        | 32                 | + 23.1%                           | 167          | 110                | - 34.1%                           |
| Median Sales Price*                  | \$774,250 | <b>\$906,250</b>   | + 17.0%                           | \$775,000    | <b>\$872,000</b>   | + 12.5%                           |
| Average Sales Price*                 | \$920,595 | <b>\$1,077,252</b> | + 17.0%                           | \$924,169    | <b>\$1,030,109</b> | + 11.5%                           |
| Percent of List Price Received*      | 102.4%    | <b>99.3%</b>       | - 3.0%                            | 100.4%       | <b>97.6%</b>       | - 2.8%                            |
| Days on Market Until Sale            | 59        | 67                 | + 13.6%                           | 97           | 100                | + 3.1%                            |
| Cumulative Days on Market Until Sale | 59        | 79                 | + 33.9%                           | 102          | 107                | + 4.9%                            |
| Inventory of Homes for Sale          | 108       | 108                | 0.0%                              | --           | --                 | --                                |
| Months Supply of Inventory           | 3.1       | 4.5                | + 45.2%                           | --           | --                 | --                                |

\* 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                         | 5         | 1                | - 80.0%                           | 26           | 12               | - 53.8%                           |
| Sold Listings                        | 4         | 2                | - 50.0%                           | 20           | 10               | - 50.0%                           |
| Median Sales Price*                  | \$685,000 | <b>\$327,500</b> | - 52.2%                           | \$550,000    | <b>\$533,750</b> | - 3.0%                            |
| Average Sales Price*                 | \$578,750 | <b>\$327,500</b> | - 43.4%                           | \$540,775    | <b>\$568,750</b> | + 5.2%                            |
| Percent of List Price Received*      | 98.9%     | <b>100.0%</b>    | + 1.1%                            | 101.8%       | <b>100.1%</b>    | - 1.7%                            |
| Days on Market Until Sale            | 54        | 63               | + 16.7%                           | 43           | 61               | + 41.9%                           |
| Cumulative Days on Market Until Sale | 54        | 63               | + 16.7%                           | 44           | 65               | + 47.7%                           |
| Inventory of Homes for Sale          | 2         | 2                | 0.0%                              | --           | --               | --                                |
| Months Supply of Inventory           | 0.5       | 0.7              | + 40.0%                           | --           | --               | --                                |

\* 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

