

Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

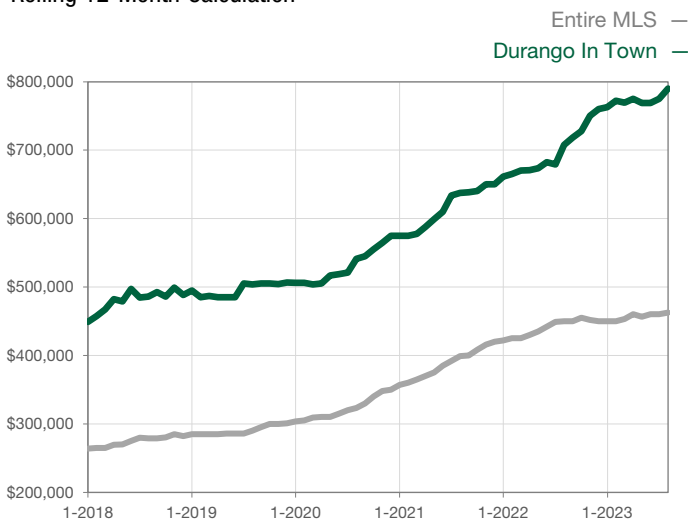
Single Family	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Key Metrics						
New Listings	23	15	- 34.8%	140	117	- 16.4%
Sold Listings	18	19	+ 5.6%	90	87	- 3.3%
Median Sales Price*	\$757,500	\$800,000	+ 5.6%	\$718,375	\$775,000	+ 7.9%
Average Sales Price*	\$865,206	\$865,653	+ 0.1%	\$867,802	\$897,236	+ 3.4%
Percent of List Price Received*	98.7%	98.4%	- 0.3%	102.0%	98.1%	- 3.8%
Days on Market Until Sale	71	57	- 19.7%	73	74	+ 1.4%
Cumulative Days on Market Until Sale	71	57	- 19.7%	76	84	+ 10.5%
Inventory of Homes for Sale	31	37	+ 19.4%	--	--	--
Months Supply of Inventory	2.6	3.3	+ 26.9%	--	--	--

* 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	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Key Metrics						
New Listings	7	12	+ 71.4%	99	90	- 9.1%
Sold Listings	18	11	- 38.9%	98	69	- 29.6%
Median Sales Price*	\$442,000	\$655,000	+ 48.2%	\$464,722	\$530,000	+ 14.0%
Average Sales Price*	\$473,146	\$618,727	+ 30.8%	\$506,996	\$545,499	+ 7.6%
Percent of List Price Received*	101.9%	100.1%	- 1.8%	101.4%	99.1%	- 2.3%
Days on Market Until Sale	122	56	- 54.1%	86	71	- 17.4%
Cumulative Days on Market Until Sale	127	56	- 55.9%	89	77	- 13.5%
Inventory of Homes for Sale	25	30	+ 20.0%	--	--	--
Months Supply of Inventory	1.9	3.4	+ 78.9%	--	--	--

* 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

