

Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

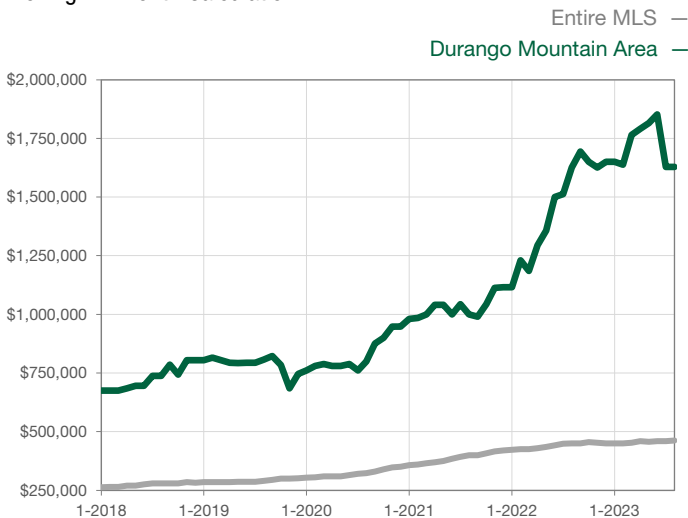
Single Family	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Key Metrics						
New Listings	2	5	+ 150.0%	32	29	- 9.4%
Sold Listings	4	2	- 50.0%	27	18	- 33.3%
Median Sales Price*	\$1,950,000	\$1,772,500	- 9.1%	\$1,765,000	\$2,020,000	+ 14.4%
Average Sales Price*	\$2,162,125	\$1,772,500	- 18.0%	\$1,986,463	\$2,215,020	+ 11.5%
Percent of List Price Received*	97.8%	100.0%	+ 2.2%	99.8%	96.1%	- 3.7%
Days on Market Until Sale	52	47	- 9.6%	112	73	- 34.8%
Cumulative Days on Market Until Sale	52	47	- 9.6%	131	92	- 29.8%
Inventory of Homes for Sale	12	13	+ 8.3%	--	--	--
Months Supply of Inventory	3.0	4.9	+ 63.3%	--	--	--

* 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	15	15	0.0%	119	98	- 17.6%
Sold Listings	17	17	0.0%	95	71	- 25.3%
Median Sales Price*	\$762,500	\$745,000	- 2.3%	\$456,500	\$470,000	+ 3.0%
Average Sales Price*	\$758,253	\$727,928	- 4.0%	\$614,115	\$588,327	- 4.2%
Percent of List Price Received*	99.1%	97.7%	- 1.4%	99.4%	97.7%	- 1.7%
Days on Market Until Sale	160	95	- 40.6%	100	97	- 3.0%
Cumulative Days on Market Until Sale	161	100	- 37.9%	101	99	- 2.0%
Inventory of Homes for Sale	28	31	+ 10.7%	--	--	--
Months Supply of Inventory	2.4	3.4	+ 41.7%	--	--	--

* 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

