

Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

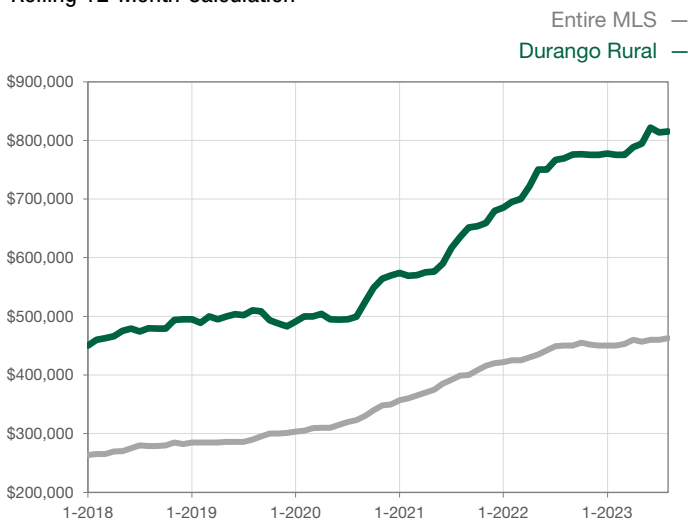
Single Family	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Key Metrics						
New Listings	39	40	+ 2.6%	334	300	- 10.2%
Sold Listings	31	37	+ 19.4%	230	180	- 21.7%
Median Sales Price*	\$715,000	\$800,000	+ 11.9%	\$775,000	\$827,500	+ 6.8%
Average Sales Price*	\$936,499	\$994,652	+ 6.2%	\$944,687	\$1,004,444	+ 6.3%
Percent of List Price Received*	98.4%	99.5%	+ 1.1%	100.0%	98.0%	- 2.0%
Days on Market Until Sale	75	79	+ 5.3%	91	87	- 4.4%
Cumulative Days on Market Until Sale	76	95	+ 25.0%	94	95	+ 1.1%
Inventory of Homes for Sale	116	112	- 3.4%	--	--	--
Months Supply of Inventory	3.6	4.6	+ 27.8%	--	--	--

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

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	3	6	+ 100.0%	38	20	- 47.4%
Sold Listings	7	2	- 71.4%	35	16	- 54.3%
Median Sales Price*	\$569,000	\$558,500	- 1.8%	\$569,000	\$551,500	- 3.1%
Average Sales Price*	\$600,286	\$558,500	- 7.0%	\$539,157	\$579,531	+ 7.5%
Percent of List Price Received*	99.1%	100.1%	+ 1.0%	100.9%	98.8%	- 2.1%
Days on Market Until Sale	41	99	+ 141.5%	46	84	+ 82.6%
Cumulative Days on Market Until Sale	41	99	+ 141.5%	46	87	+ 89.1%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	0.9	3.0	+ 233.3%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

