

# Local Market Update for September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango In Town

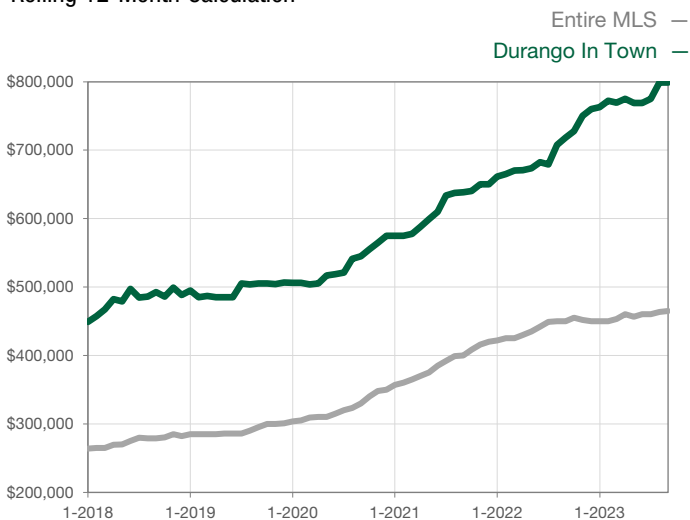
| Single Family                        | September |                  |                                   | Year to Date |                  |                                   |
|--------------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                      | 2022      | 2023             | Percent Change from Previous Year | Thru 09-2022 | Thru 09-2023     | Percent Change from Previous Year |
| <b>Key Metrics</b>                   |           |                  |                                   |              |                  |                                   |
| New Listings                         | 18        | 12               | - 33.3%                           | 158          | 129              | - 18.4%                           |
| Sold Listings                        | 15        | 9                | - 40.0%                           | 105          | 95               | - 9.5%                            |
| Median Sales Price*                  | \$781,271 | <b>\$791,500</b> | + 1.3%                            | \$725,000    | <b>\$790,000</b> | + 9.0%                            |
| Average Sales Price*                 | \$988,982 | <b>\$875,500</b> | - 11.5%                           | \$885,113    | <b>\$912,086</b> | + 3.0%                            |
| Percent of List Price Received*      | 98.7%     | <b>98.6%</b>     | - 0.1%                            | 101.5%       | <b>98.2%</b>     | - 3.3%                            |
| Days on Market Until Sale            | 60        | <b>61</b>        | + 1.7%                            | 71           | <b>73</b>        | + 2.8%                            |
| Cumulative Days on Market Until Sale | 60        | <b>61</b>        | + 1.7%                            | 74           | <b>82</b>        | + 10.8%                           |
| Inventory of Homes for Sale          | 37        | <b>36</b>        | - 2.7%                            | --           | --               | --                                |
| Months Supply of Inventory           | 3.2       | <b>3.3</b>       | + 3.1%                            | --           | --               | --                                |

\* 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                      | September |                  |                                   | Year to Date |                  |                                   |
|--------------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                      | 2022      | 2023             | Percent Change from Previous Year | Thru 09-2022 | Thru 09-2023     | Percent Change from Previous Year |
| <b>Key Metrics</b>                   |           |                  |                                   |              |                  |                                   |
| New Listings                         | 19        | 9                | - 52.6%                           | 118          | 99               | - 16.1%                           |
| Sold Listings                        | 11        | 13               | + 18.2%                           | 109          | 83               | - 23.9%                           |
| Median Sales Price*                  | \$371,500 | <b>\$435,000</b> | + 17.1%                           | \$450,000    | <b>\$529,500</b> | + 17.7%                           |
| Average Sales Price*                 | \$365,065 | <b>\$514,846</b> | + 41.0%                           | \$492,673    | <b>\$537,560</b> | + 9.1%                            |
| Percent of List Price Received*      | 98.8%     | <b>97.8%</b>     | - 1.0%                            | 101.2%       | <b>98.9%</b>     | - 2.3%                            |
| Days on Market Until Sale            | 141       | <b>56</b>        | - 60.3%                           | 91           | <b>68</b>        | - 25.3%                           |
| Cumulative Days on Market Until Sale | 141       | <b>56</b>        | - 60.3%                           | 95           | <b>73</b>        | - 23.2%                           |
| Inventory of Homes for Sale          | 31        | <b>30</b>        | - 3.2%                            | --           | --               | --                                |
| Months Supply of Inventory           | 2.5       | <b>3.3</b>       | + 32.0%                           | --           | --               | --                                |

\* 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

