

Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

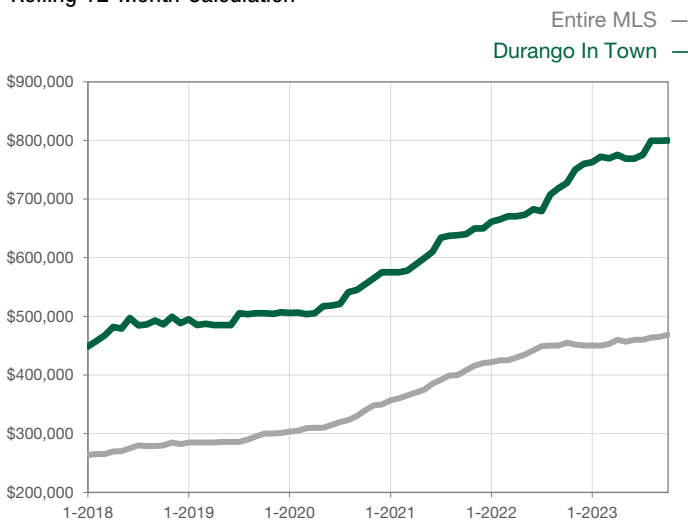
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Key Metrics						
New Listings	16	10	- 37.5%	174	136	- 21.8%
Sold Listings	15	12	- 20.0%	120	106	- 11.7%
Median Sales Price*	\$698,000	\$775,000	+ 11.0%	\$723,375	\$785,000	+ 8.5%
Average Sales Price*	\$795,802	\$775,833	- 2.5%	\$873,949	\$898,860	+ 2.9%
Percent of List Price Received*	97.1%	98.1%	+ 1.0%	101.0%	98.2%	- 2.8%
Days on Market Until Sale	101	68	- 32.7%	75	72	- 4.0%
Cumulative Days on Market Until Sale	101	68	- 32.7%	77	80	+ 3.9%
Inventory of Homes for Sale	33	35	+ 6.1%	--	--	--
Months Supply of Inventory	2.7	3.4	+ 25.9%	--	--	--

* 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	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Key Metrics						
New Listings	8	9	+ 12.5%	126	109	- 13.5%
Sold Listings	7	9	+ 28.6%	116	92	- 20.7%
Median Sales Price*	\$525,000	\$529,000	+ 0.8%	\$462,222	\$529,250	+ 14.5%
Average Sales Price*	\$521,429	\$635,611	+ 21.9%	\$494,408	\$547,152	+ 10.7%
Percent of List Price Received*	99.9%	99.1%	- 0.8%	101.1%	98.9%	- 2.2%
Days on Market Until Sale	43	77	+ 79.1%	88	69	- 21.6%
Cumulative Days on Market Until Sale	43	77	+ 79.1%	91	74	- 18.7%
Inventory of Homes for Sale	26	33	+ 26.9%	--	--	--
Months Supply of Inventory	2.3	3.6	+ 56.5%	--	--	--

* 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

