

# Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Mountain Area

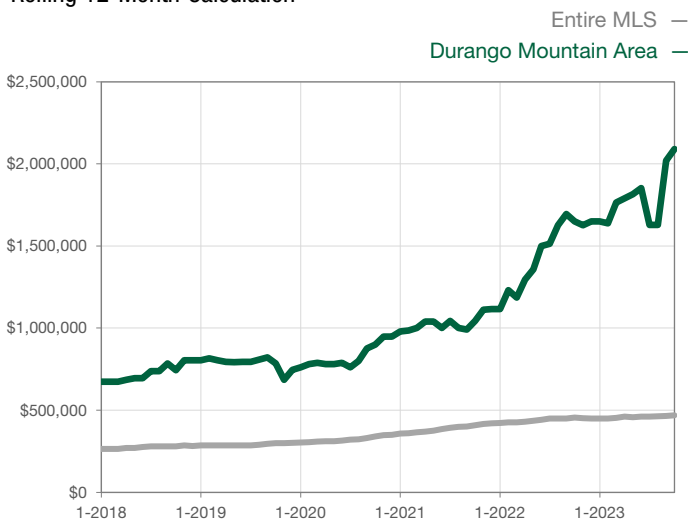
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	2	6	+ 200.0%	39	38	- 2.6%
Sold Listings	4	5	+ 25.0%	32	28	- 12.5%
Median Sales Price*	\$1,512,138	<b>\$1,325,000</b>	- 12.4%	\$1,672,000	<b>\$2,110,000</b>	+ 26.2%
Average Sales Price*	\$1,828,569	<b>\$1,425,000</b>	- 22.1%	\$1,955,430	<b>\$2,157,692</b>	+ 10.3%
Percent of List Price Received*	95.4%	<b>99.8%</b>	+ 4.6%	98.8%	<b>96.6%</b>	- 2.2%
Days on Market Until Sale	84	<b>66</b>	- 21.4%	108	<b>88</b>	- 18.5%
Cumulative Days on Market Until Sale	84	<b>101</b>	+ 20.2%	127	<b>113</b>	- 11.0%
Inventory of Homes for Sale	14	<b>12</b>	- 14.3%	--	--	--
Months Supply of Inventory	4.1	<b>3.7</b>	- 9.8%	--	--	--

\* 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	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	10	8	- 20.0%	140	120	- 14.3%
Sold Listings	11	15	+ 36.4%	124	96	- 22.6%
Median Sales Price*	\$757,500	<b>\$675,000</b>	- 10.9%	\$462,600	<b>\$527,500</b>	+ 14.0%
Average Sales Price*	\$1,068,000	<b>\$755,493</b>	- 29.3%	\$639,873	<b>\$662,476</b>	+ 3.5%
Percent of List Price Received*	97.1%	<b>97.9%</b>	+ 0.8%	98.8%	<b>97.8%</b>	- 1.0%
Days on Market Until Sale	180	<b>84</b>	- 53.3%	109	<b>94</b>	- 13.8%
Cumulative Days on Market Until Sale	180	<b>84</b>	- 53.3%	110	<b>95</b>	- 13.6%
Inventory of Homes for Sale	27	<b>33</b>	+ 22.2%	--	--	--
Months Supply of Inventory	2.2	<b>3.8</b>	+ 72.7%	--	--	--

\* 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

