

Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

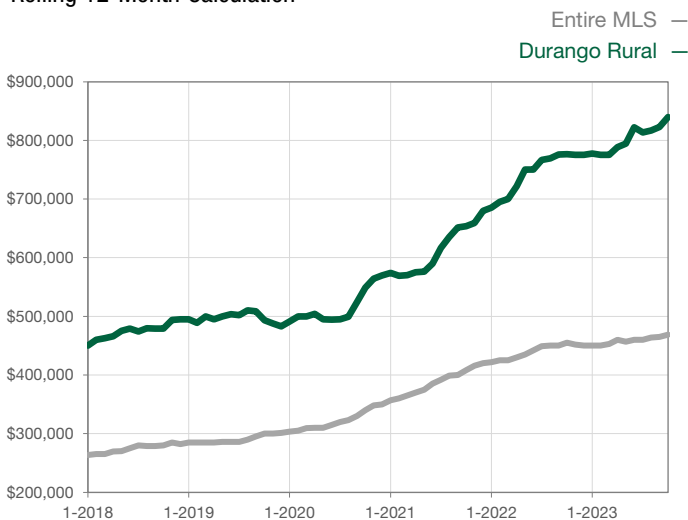
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Key Metrics						
New Listings	26	24	- 7.7%	395	363	- 8.1%
Sold Listings	29	27	- 6.9%	295	242	- 18.0%
Median Sales Price*	\$687,500	\$717,000	+ 4.3%	\$775,000	\$847,875	+ 9.4%
Average Sales Price*	\$886,137	\$1,353,191	+ 52.7%	\$969,273	\$1,043,353	+ 7.6%
Percent of List Price Received*	97.6%	96.8%	- 0.8%	99.6%	97.7%	- 1.9%
Days on Market Until Sale	109	93	- 14.7%	94	93	- 1.1%
Cumulative Days on Market Until Sale	114	90	- 21.1%	98	100	+ 2.0%
Inventory of Homes for Sale	103	108	+ 4.9%	--	--	--
Months Supply of Inventory	3.3	4.5	+ 36.4%	--	--	--

* 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	6	2	- 66.7%	44	28	- 36.4%
Sold Listings	1	2	+ 100.0%	39	18	- 53.8%
Median Sales Price*	\$1,050,000	\$812,500	- 22.6%	\$575,000	\$588,500	+ 2.3%
Average Sales Price*	\$1,050,000	\$812,500	- 22.6%	\$559,154	\$626,083	+ 12.0%
Percent of List Price Received*	100.0%	97.9%	- 2.1%	100.8%	98.6%	- 2.2%
Days on Market Until Sale	144	60	- 58.3%	49	76	+ 55.1%
Cumulative Days on Market Until Sale	144	60	- 58.3%	50	78	+ 56.0%
Inventory of Homes for Sale	6	12	+ 100.0%	--	--	--
Months Supply of Inventory	1.6	6.5	+ 306.3%	--	--	--

* 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

