

# Local Market Update for November 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango In Town

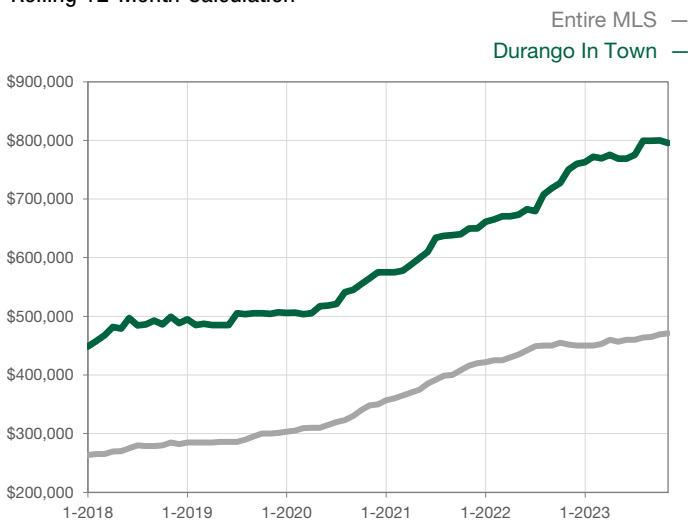
Single Family	November			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	3	6	+ 100.0%	177	141	- 20.3%
Sold Listings	10	11	+ 10.0%	130	117	- 10.0%
Median Sales Price*	\$848,750	<b>\$799,000</b>	- 5.9%	\$752,500	<b>\$790,000</b>	+ 5.0%
Average Sales Price*	\$901,550	<b>\$816,395</b>	- 9.4%	\$876,072	<b>\$891,107</b>	+ 1.7%
Percent of List Price Received*	98.6%	<b>96.6%</b>	- 2.0%	100.8%	<b>98.1%</b>	- 2.7%
Days on Market Until Sale	106	<b>82</b>	- 22.6%	78	<b>73</b>	- 6.4%
Cumulative Days on Market Until Sale	106	<b>82</b>	- 22.6%	80	<b>80</b>	0.0%
Inventory of Homes for Sale	29	<b>26</b>	- 10.3%	--	--	--
Months Supply of Inventory	2.5	<b>2.5</b>	0.0%	--	--	--

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

Townhouse/Condo	November			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	6	8	+ 33.3%	132	117	- 11.4%
Sold Listings	8	4	- 50.0%	124	96	- 22.6%
Median Sales Price*	\$420,000	<b>\$705,000</b>	+ 67.9%	\$455,610	<b>\$529,750</b>	+ 16.3%
Average Sales Price*	\$450,244	<b>\$810,000</b>	+ 79.9%	\$491,559	<b>\$558,104</b>	+ 13.5%
Percent of List Price Received*	97.2%	<b>93.4%</b>	- 3.9%	100.8%	<b>98.7%</b>	- 2.1%
Days on Market Until Sale	62	<b>89</b>	+ 43.5%	87	<b>70</b>	- 19.5%
Cumulative Days on Market Until Sale	62	<b>89</b>	+ 43.5%	90	<b>74</b>	- 17.8%
Inventory of Homes for Sale	26	<b>29</b>	+ 11.5%	--	--	--
Months Supply of Inventory	2.4	<b>3.3</b>	+ 37.5%	--	--	--

\* 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

