

Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

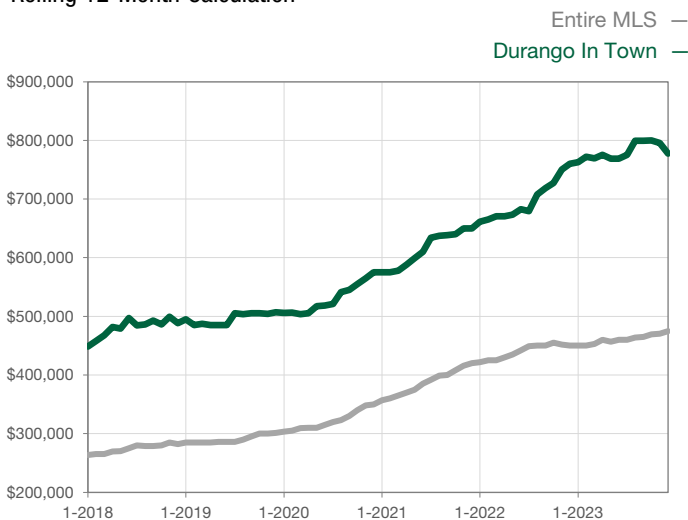
Key Metrics	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	4	3	- 25.0%	181	145	- 19.9%
Sold Listings	9	7	- 22.2%	139	124	- 10.8%
Median Sales Price*	\$1,068,000	\$636,700	- 40.4%	\$760,000	\$777,500	+ 2.3%
Average Sales Price*	\$1,034,344	\$767,614	- 25.8%	\$886,320	\$884,135	- 0.2%
Percent of List Price Received*	96.0%	95.4%	- 0.6%	100.5%	97.9%	- 2.6%
Days on Market Until Sale	74	88	+ 18.9%	77	74	- 3.9%
Cumulative Days on Market Until Sale	92	88	- 4.3%	80	81	+ 1.3%
Inventory of Homes for Sale	24	24	0.0%	--	--	--
Months Supply of Inventory	2.1	2.3	+ 9.5%	--	--	--

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

Key Metrics	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	4	6	+ 50.0%	136	123	- 9.6%
Sold Listings	10	6	- 40.0%	134	102	- 23.9%
Median Sales Price*	\$367,000	\$322,000	- 12.3%	\$450,610	\$529,000	+ 17.4%
Average Sales Price*	\$407,002	\$374,858	- 7.9%	\$485,248	\$547,325	+ 12.8%
Percent of List Price Received*	100.0%	98.7%	- 1.3%	100.8%	98.7%	- 2.1%
Days on Market Until Sale	70	47	- 32.9%	85	68	- 20.0%
Cumulative Days on Market Until Sale	72	47	- 34.7%	88	73	- 17.0%
Inventory of Homes for Sale	25	22	- 12.0%	--	--	--
Months Supply of Inventory	2.2	2.6	+ 18.2%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

