

Local Market Update for November 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

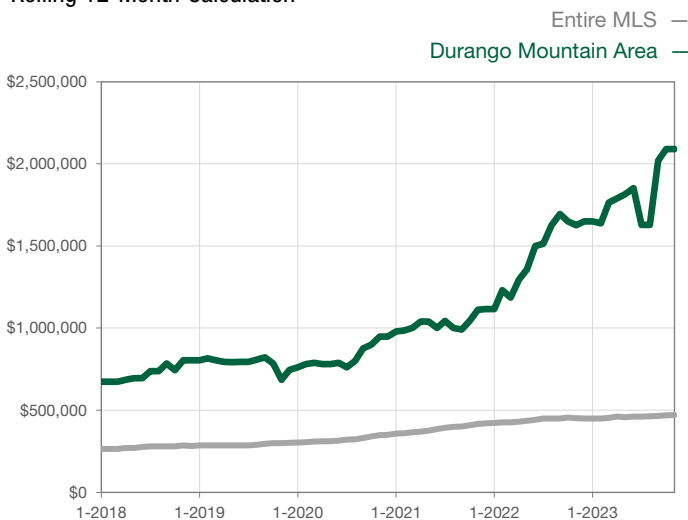
Key Metrics	November			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
New Listings	0	1	--	39	39	0.0%
Sold Listings	1	3	+ 200.0%	33	31	- 6.1%
Median Sales Price*	\$1,525,000	\$2,090,000	+ 37.0%	\$1,650,000	\$2,090,000	+ 26.7%
Average Sales Price*	\$1,525,000	\$1,991,667	+ 30.6%	\$1,942,387	\$2,141,625	+ 10.3%
Percent of List Price Received*	95.4%	97.0%	+ 1.7%	98.7%	96.6%	- 2.1%
Days on Market Until Sale	46	66	+ 43.5%	106	86	- 18.9%
Cumulative Days on Market Until Sale	46	66	+ 43.5%	125	109	- 12.8%
Inventory of Homes for Sale	11	11	0.0%	--	--	--
Months Supply of Inventory	3.8	3.2	- 15.8%	--	--	--

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

Key Metrics	November			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
New Listings	5	7	+ 40.0%	145	127	- 12.4%
Sold Listings	5	7	+ 40.0%	129	103	- 20.2%
Median Sales Price*	\$290,000	\$470,000	+ 62.1%	\$456,500	\$514,000	+ 12.6%
Average Sales Price*	\$482,160	\$536,616	+ 11.3%	\$633,760	\$653,922	+ 3.2%
Percent of List Price Received*	96.7%	97.4%	+ 0.7%	98.7%	97.8%	- 0.9%
Days on Market Until Sale	68	50	- 26.5%	107	91	- 15.0%
Cumulative Days on Market Until Sale	68	50	- 26.5%	108	92	- 14.8%
Inventory of Homes for Sale	24	37	+ 54.2%	--	--	--
Months Supply of Inventory	2.1	4.1	+ 95.2%	--	--	--

* 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

