

# Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Mountain Area

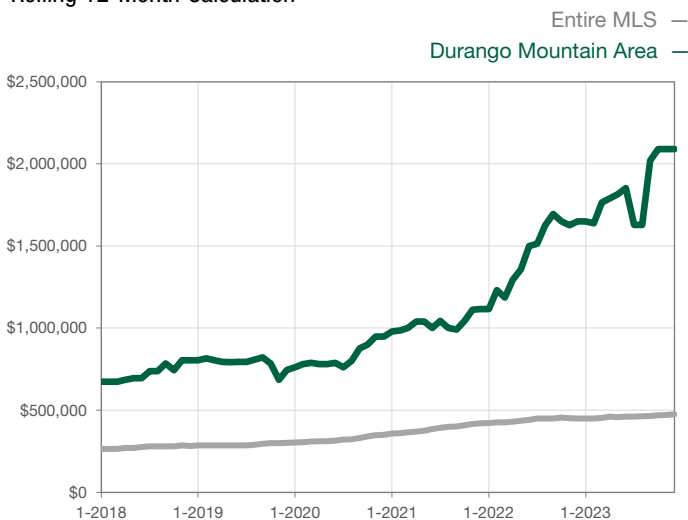
Single Family	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	4	1	- 75.0%	43	41	- 4.7%
Sold Listings	0	2	--	33	33	0.0%
Median Sales Price*	\$0	<b>\$1,482,000</b>	--	\$1,650,000	<b>\$2,090,000</b>	+ 26.7%
Average Sales Price*	\$0	<b>\$1,482,000</b>	--	\$1,942,387	<b>\$2,101,648</b>	+ 8.2%
Percent of List Price Received*	0.0%	<b>97.6%</b>	--	98.7%	<b>96.7%</b>	- 2.0%
Days on Market Until Sale	0	<b>77</b>	--	106	<b>85</b>	- 19.8%
Cumulative Days on Market Until Sale	0	<b>77</b>	--	125	<b>107</b>	- 14.4%
Inventory of Homes for Sale	14	<b>10</b>	- 28.6%	--	--	--
Months Supply of Inventory	4.7	<b>3.0</b>	- 36.2%	--	--	--

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

Townhouse/Condo	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	7	13	+ 85.7%	152	140	- 7.9%
Sold Listings	4	2	- 50.0%	133	105	- 21.1%
Median Sales Price*	\$342,500	<b>\$525,000</b>	+ 53.3%	\$449,000	<b>\$514,000</b>	+ 14.5%
Average Sales Price*	\$352,250	<b>\$525,000</b>	+ 49.0%	\$625,293	<b>\$651,466</b>	+ 4.2%
Percent of List Price Received*	95.7%	<b>93.6%</b>	- 2.2%	98.6%	<b>97.7%</b>	- 0.9%
Days on Market Until Sale	121	<b>172</b>	+ 42.1%	108	<b>92</b>	- 14.8%
Cumulative Days on Market Until Sale	121	<b>172</b>	+ 42.1%	109	<b>94</b>	- 13.8%
Inventory of Homes for Sale	24	<b>38</b>	+ 58.3%	--	--	--
Months Supply of Inventory	2.2	<b>4.3</b>	+ 95.5%	--	--	--

\* 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

