

# Local Market Update for November 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Rural

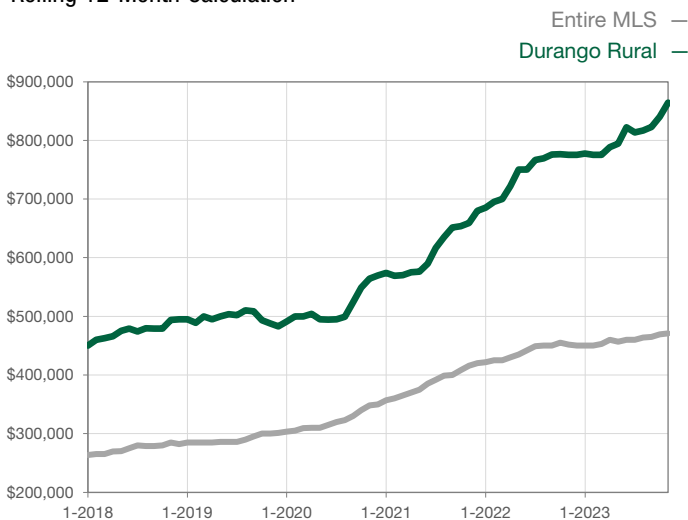
Single Family	November			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	16	14	- 12.5%	411	377	- 8.3%
Sold Listings	26	20	- 23.1%	321	262	- 18.4%
Median Sales Price*	\$839,500	<b>\$1,051,250</b>	+ 25.2%	\$775,000	<b>\$872,500</b>	+ 12.6%
Average Sales Price*	\$930,569	<b>\$1,648,425</b>	+ 77.1%	\$966,138	<b>\$1,089,542</b>	+ 12.8%
Percent of List Price Received*	98.2%	<b>101.3%</b>	+ 3.2%	99.4%	<b>98.0%</b>	- 1.4%
Days on Market Until Sale	111	<b>76</b>	- 31.5%	95	<b>92</b>	- 3.2%
Cumulative Days on Market Until Sale	111	<b>76</b>	- 31.5%	99	<b>98</b>	- 1.0%
Inventory of Homes for Sale	84	<b>98</b>	+ 16.7%	--	--	--
Months Supply of Inventory	2.9	<b>4.1</b>	+ 41.4%	--	--	--

\* 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	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	0	<b>2</b>	--	44	<b>29</b>	- 34.1%
Sold Listings	2	<b>2</b>	0.0%	41	<b>20</b>	- 51.2%
Median Sales Price*	\$348,750	<b>\$492,500</b>	+ 41.2%	\$569,000	<b>\$551,500</b>	- 3.1%
Average Sales Price*	\$348,750	<b>\$492,500</b>	+ 41.2%	\$548,890	<b>\$612,725</b>	+ 11.6%
Percent of List Price Received*	101.5%	<b>97.5%</b>	- 3.9%	100.8%	<b>98.5%</b>	- 2.3%
Days on Market Until Sale	48	<b>77</b>	+ 60.4%	49	<b>76</b>	+ 55.1%
Cumulative Days on Market Until Sale	48	<b>77</b>	+ 60.4%	50	<b>78</b>	+ 56.0%
Inventory of Homes for Sale	2	<b>12</b>	+ 500.0%	--	--	--
Months Supply of Inventory	0.5	<b>6.5</b>	+ 1200.0%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

