

Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

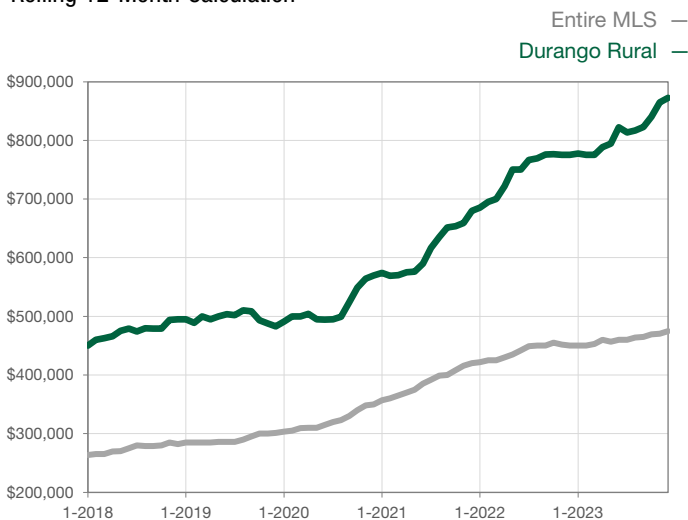
Key Metrics	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	11	14	+ 27.3%	422	390	- 7.6%
Sold Listings	22	22	0.0%	343	284	- 17.2%
Median Sales Price*	\$688,000	\$892,000	+ 29.7%	\$775,000	\$872,500	+ 12.6%
Average Sales Price*	\$827,582	\$956,261	+ 15.5%	\$957,251	\$1,079,218	+ 12.7%
Percent of List Price Received*	97.7%	94.7%	- 3.1%	99.3%	97.7%	- 1.6%
Days on Market Until Sale	105	121	+ 15.2%	96	94	- 2.1%
Cumulative Days on Market Until Sale	135	121	- 10.4%	101	100	- 1.0%
Inventory of Homes for Sale	76	81	+ 6.6%	--	--	--
Months Supply of Inventory	2.7	3.4	+ 25.9%	--	--	--

* 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	1	1	0.0%	45	30	- 33.3%
Sold Listings	2	1	- 50.0%	43	21	- 51.2%
Median Sales Price*	\$815,000	\$499,000	- 38.8%	\$575,000	\$540,000	- 6.1%
Average Sales Price*	\$815,000	\$499,000	- 38.8%	\$561,267	\$607,310	+ 8.2%
Percent of List Price Received*	94.9%	92.6%	- 2.4%	100.5%	98.2%	- 2.3%
Days on Market Until Sale	55	77	+ 40.0%	50	76	+ 52.0%
Cumulative Days on Market Until Sale	55	77	+ 40.0%	50	78	+ 56.0%
Inventory of Homes for Sale	2	9	+ 350.0%	--	--	--
Months Supply of Inventory	0.6	5.1	+ 750.0%	--	--	--

* 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

