

Local Market Update for January 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

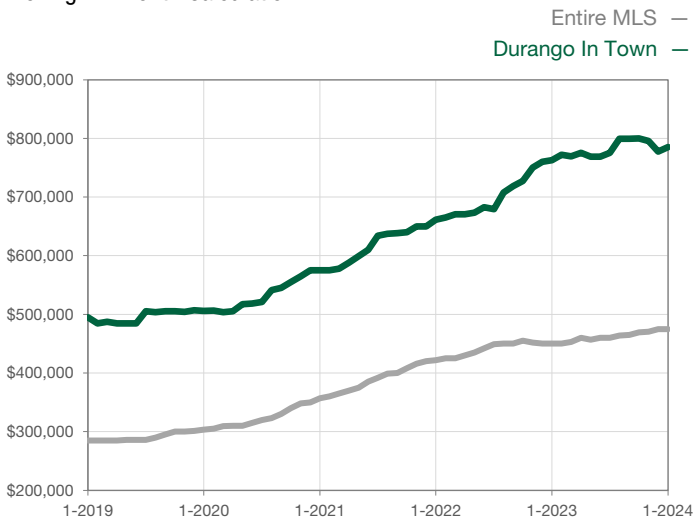
Key Metrics	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	10	6	- 40.0%	10	6	- 40.0%
Sold Listings	4	4	0.0%	4	4	0.0%
Median Sales Price*	\$762,500	\$899,500	+ 18.0%	\$762,500	\$899,500	+ 18.0%
Average Sales Price*	\$778,750	\$908,250	+ 16.6%	\$778,750	\$908,250	+ 16.6%
Percent of List Price Received*	96.5%	99.5%	+ 3.1%	96.5%	99.5%	+ 3.1%
Days on Market Until Sale	112	44	- 60.7%	112	44	- 60.7%
Cumulative Days on Market Until Sale	112	52	- 53.6%	112	52	- 53.6%
Inventory of Homes for Sale	24	23	- 4.2%	--	--	--
Months Supply of Inventory	2.1	2.2	+ 4.8%	--	--	--

* 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	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	3	8	+ 166.7%	3	8	+ 166.7%
Sold Listings	7	6	- 14.3%	7	6	- 14.3%
Median Sales Price*	\$565,000	\$587,500	+ 4.0%	\$565,000	\$587,500	+ 4.0%
Average Sales Price*	\$522,071	\$588,000	+ 12.6%	\$522,071	\$588,000	+ 12.6%
Percent of List Price Received*	97.6%	97.8%	+ 0.2%	97.6%	97.8%	+ 0.2%
Days on Market Until Sale	63	116	+ 84.1%	63	116	+ 84.1%
Cumulative Days on Market Until Sale	63	116	+ 84.1%	63	116	+ 84.1%
Inventory of Homes for Sale	23	20	- 13.0%	--	--	--
Months Supply of Inventory	2.1	2.4	+ 14.3%	--	--	--

* 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

