

# Local Market Update for January 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Mountain Area

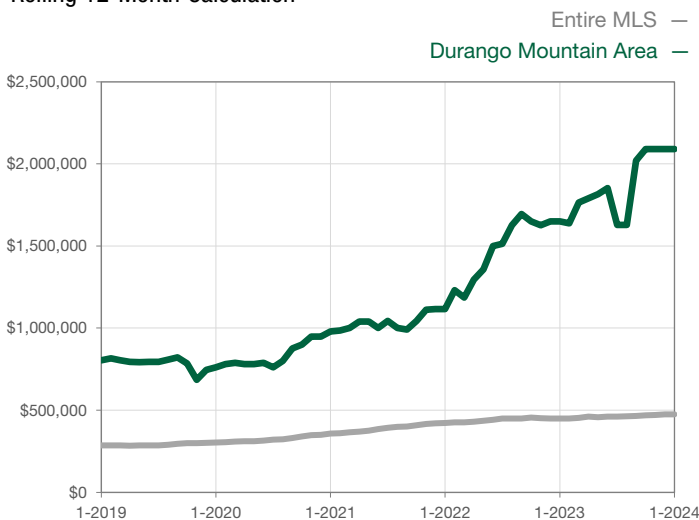
Key Metrics	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	3	1	- 66.7%	3	1	- 66.7%
Sold Listings	0	1	--	0	1	--
Median Sales Price*	\$0	\$3,250,000	--	\$0	\$3,250,000	--
Average Sales Price*	\$0	\$3,250,000	--	\$0	\$3,250,000	--
Percent of List Price Received*	0.0%	100.0%	--	0.0%	100.0%	--
Days on Market Until Sale	0	208	--	0	208	--
Cumulative Days on Market Until Sale	0	208	--	0	208	--
Inventory of Homes for Sale	14	8	- 42.9%	--	--	--
Months Supply of Inventory	4.5	2.6	- 42.2%	--	--	--

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

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	7	17	+ 142.9%	7	17	+ 142.9%
Sold Listings	6	3	- 50.0%	6	3	- 50.0%
Median Sales Price*	\$435,250	\$356,000	- 18.2%	\$435,250	\$356,000	- 18.2%
Average Sales Price*	\$588,250	\$390,333	- 33.6%	\$588,250	\$390,333	- 33.6%
Percent of List Price Received*	94.8%	96.2%	+ 1.5%	94.8%	96.2%	+ 1.5%
Days on Market Until Sale	109	62	- 43.1%	109	62	- 43.1%
Cumulative Days on Market Until Sale	109	62	- 43.1%	109	62	- 43.1%
Inventory of Homes for Sale	23	42	+ 82.6%	--	--	--
Months Supply of Inventory	2.1	5.0	+ 138.1%	--	--	--

\* 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

