

Local Market Update for January 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

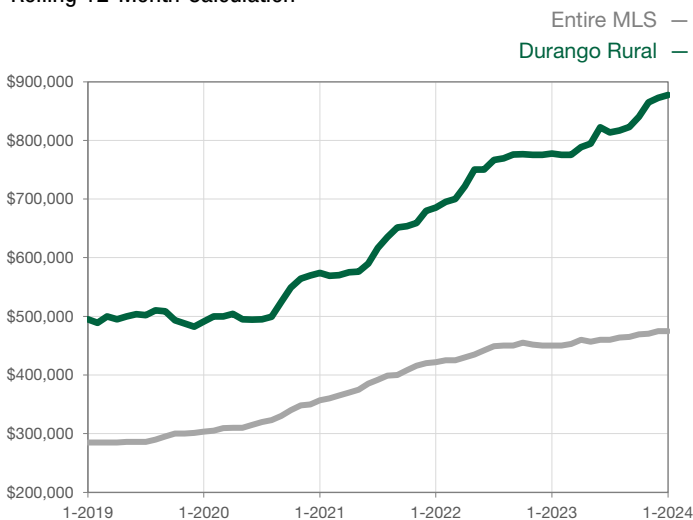
Key Metrics	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	8	13	+ 62.5%	8	13	+ 62.5%
Sold Listings	7	14	+ 100.0%	7	14	+ 100.0%
Median Sales Price*	\$751,400	\$1,031,250	+ 37.2%	\$751,400	\$1,031,250	+ 37.2%
Average Sales Price*	\$1,063,200	\$1,036,085	- 2.6%	\$1,063,200	\$1,036,085	- 2.6%
Percent of List Price Received*	94.9%	96.6%	+ 1.8%	94.9%	96.6%	+ 1.8%
Days on Market Until Sale	141	130	- 7.8%	141	130	- 7.8%
Cumulative Days on Market Until Sale	141	157	+ 11.3%	141	157	+ 11.3%
Inventory of Homes for Sale	64	72	+ 12.5%	--	--	--
Months Supply of Inventory	2.3	3.0	+ 30.4%	--	--	--

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

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	1	1	0.0%	1	1	0.0%
Sold Listings	2	4	+ 100.0%	2	4	+ 100.0%
Median Sales Price*	\$632,500	\$390,750	- 38.2%	\$632,500	\$390,750	- 38.2%
Average Sales Price*	\$632,500	\$382,875	- 39.5%	\$632,500	\$382,875	- 39.5%
Percent of List Price Received*	97.5%	99.2%	+ 1.7%	97.5%	99.2%	+ 1.7%
Days on Market Until Sale	59	57	- 3.4%	59	57	- 3.4%
Cumulative Days on Market Until Sale	79	57	- 27.8%	79	57	- 27.8%
Inventory of Homes for Sale	1	8	+ 700.0%	--	--	--
Months Supply of Inventory	0.3	4.0	+ 1233.3%	--	--	--

* 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

