

Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

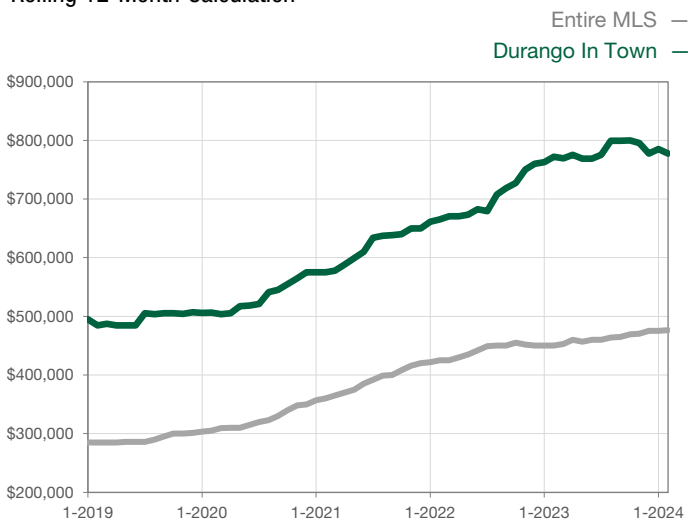
Single Family	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Key Metrics						
New Listings	5	8	+ 60.0%	15	14	- 6.7%
Sold Listings	9	1	- 88.9%	13	5	- 61.5%
Median Sales Price*	\$865,000	\$667,500	- 22.8%	\$765,000	\$750,000	- 2.0%
Average Sales Price*	\$887,500	\$667,500	- 24.8%	\$854,038	\$860,100	+ 0.7%
Percent of List Price Received*	97.8%	95.5%	- 2.4%	97.4%	98.7%	+ 1.3%
Days on Market Until Sale	71	90	+ 26.8%	83	53	- 36.1%
Cumulative Days on Market Until Sale	88	90	+ 2.3%	95	60	- 36.8%
Inventory of Homes for Sale	13	24	+ 84.6%	--	--	--
Months Supply of Inventory	1.1	2.5	+ 127.3%	--	--	--

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

Townhouse/Condo	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Key Metrics						
New Listings	5	17	+ 240.0%	8	25	+ 212.5%
Sold Listings	2	9	+ 350.0%	9	15	+ 66.7%
Median Sales Price*	\$390,000	\$535,000	+ 37.2%	\$529,500	\$575,000	+ 8.6%
Average Sales Price*	\$390,000	\$510,111	+ 30.8%	\$492,722	\$541,267	+ 9.9%
Percent of List Price Received*	95.7%	97.1%	+ 1.5%	97.2%	97.4%	+ 0.2%
Days on Market Until Sale	110	102	- 7.3%	74	107	+ 44.6%
Cumulative Days on Market Until Sale	110	115	+ 4.5%	74	115	+ 55.4%
Inventory of Homes for Sale	22	28	+ 27.3%	--	--	--
Months Supply of Inventory	2.1	3.1	+ 47.6%	--	--	--

* 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

