

Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

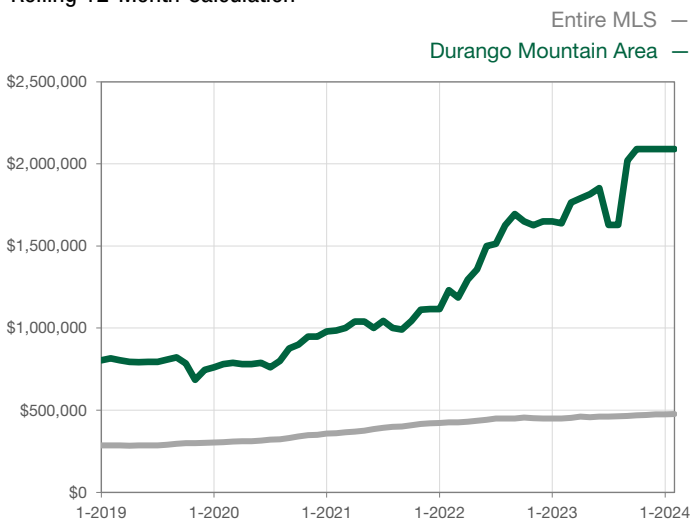
Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	1	0	- 100.0%	4	1	- 75.0%
Sold Listings	1	2	+ 100.0%	1	3	+ 200.0%
Median Sales Price*	\$2,090,000	\$2,092,500	+ 0.1%	\$2,090,000	\$2,700,000	+ 29.2%
Average Sales Price*	\$2,090,000	\$2,092,500	+ 0.1%	\$2,090,000	\$2,478,333	+ 18.6%
Percent of List Price Received*	100.0%	94.5%	- 5.5%	100.0%	96.3%	- 3.7%
Days on Market Until Sale	35	156	+ 345.7%	35	173	+ 394.3%
Cumulative Days on Market Until Sale	35	156	+ 345.7%	35	173	+ 394.3%
Inventory of Homes for Sale	13	8	- 38.5%	--	--	--
Months Supply of Inventory	4.6	2.5	- 45.7%	--	--	--

* 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	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	7	9	+ 28.6%	14	26	+ 85.7%
Sold Listings	6	5	- 16.7%	12	8	- 33.3%
Median Sales Price*	\$307,750	\$705,000	+ 129.1%	\$307,750	\$475,000	+ 54.3%
Average Sales Price*	\$348,396	\$607,800	+ 74.5%	\$468,323	\$526,250	+ 12.4%
Percent of List Price Received*	99.0%	97.7%	- 1.3%	96.9%	97.1%	+ 0.2%
Days on Market Until Sale	86	141	+ 64.0%	98	111	+ 13.3%
Cumulative Days on Market Until Sale	86	141	+ 64.0%	98	111	+ 13.3%
Inventory of Homes for Sale	21	41	+ 95.2%	--	--	--
Months Supply of Inventory	2.0	4.9	+ 145.0%	--	--	--

* 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

