

Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

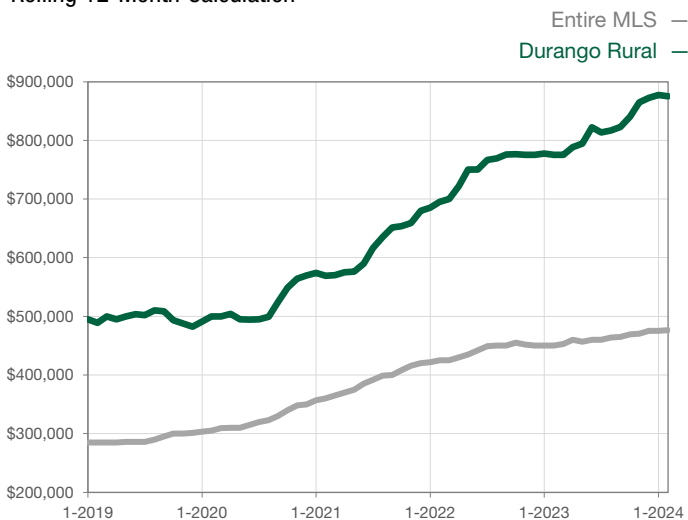
Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	14	10	- 28.6%	22	22	0.0%
Sold Listings	10	10	0.0%	17	24	+ 41.2%
Median Sales Price*	\$580,000	\$581,250	+ 0.2%	\$650,000	\$780,000	+ 20.0%
Average Sales Price*	\$692,722	\$561,350	- 19.0%	\$845,272	\$838,279	- 0.8%
Percent of List Price Received*	97.4%	92.4%	- 5.1%	96.3%	94.8%	- 1.6%
Days on Market Until Sale	111	116	+ 4.5%	123	129	+ 4.9%
Cumulative Days on Market Until Sale	128	135	+ 5.5%	133	152	+ 14.3%
Inventory of Homes for Sale	58	66	+ 13.8%	--	--	--
Months Supply of Inventory	2.1	2.7	+ 28.6%	--	--	--

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

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	4	+ 300.0%	2	5	+ 150.0%
Sold Listings	2	0	- 100.0%	4	4	0.0%
Median Sales Price*	\$637,500	\$0	- 100.0%	\$632,500	\$390,750	- 38.2%
Average Sales Price*	\$637,500	\$0	- 100.0%	\$635,000	\$382,875	- 39.7%
Percent of List Price Received*	98.9%	0.0%	- 100.0%	98.2%	99.2%	+ 1.0%
Days on Market Until Sale	81	0	- 100.0%	70	57	- 18.6%
Cumulative Days on Market Until Sale	81	0	- 100.0%	80	57	- 28.8%
Inventory of Homes for Sale	0	8	--	--	--	--
Months Supply of Inventory	0.0	4.0	--	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

