

Local Market Update for March 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

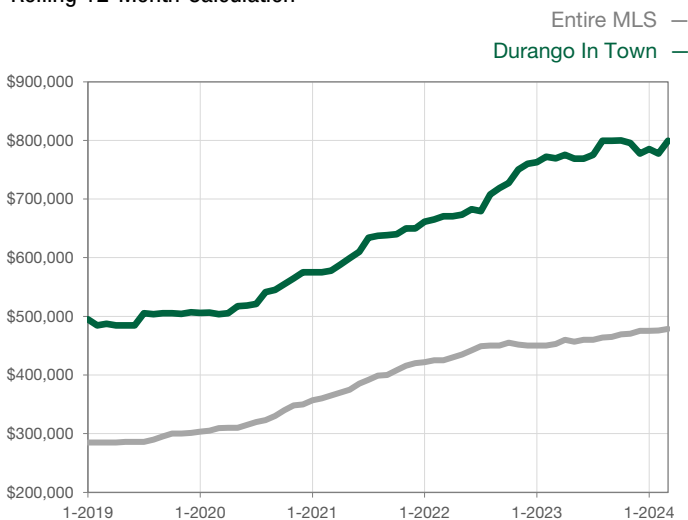
Single Family	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Key Metrics						
New Listings	11	15	+ 36.4%	26	31	+ 19.2%
Sold Listings	11	8	- 27.3%	24	13	- 45.8%
Median Sales Price*	\$599,000	\$881,000	+ 47.1%	\$755,000	\$795,000	+ 5.3%
Average Sales Price*	\$809,714	\$1,047,188	+ 29.3%	\$833,723	\$975,231	+ 17.0%
Percent of List Price Received*	94.9%	94.5%	- 0.4%	96.2%	96.1%	- 0.1%
Days on Market Until Sale	105	120	+ 14.3%	93	94	+ 1.1%
Cumulative Days on Market Until Sale	138	120	- 13.0%	115	97	- 15.7%
Inventory of Homes for Sale	14	21	+ 50.0%	--	--	--
Months Supply of Inventory	1.2	2.2	+ 83.3%	--	--	--

* 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	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Key Metrics						
New Listings	13	8	- 38.5%	21	33	+ 57.1%
Sold Listings	9	9	0.0%	18	24	+ 33.3%
Median Sales Price*	\$525,000	\$494,500	- 5.8%	\$527,250	\$555,000	+ 5.3%
Average Sales Price*	\$540,422	\$487,278	- 9.8%	\$516,572	\$521,021	+ 0.9%
Percent of List Price Received*	100.2%	97.4%	- 2.8%	98.7%	97.4%	- 1.3%
Days on Market Until Sale	91	81	- 11.0%	83	97	+ 16.9%
Cumulative Days on Market Until Sale	91	85	- 6.6%	83	104	+ 25.3%
Inventory of Homes for Sale	24	27	+ 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

