

Local Market Update for March 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

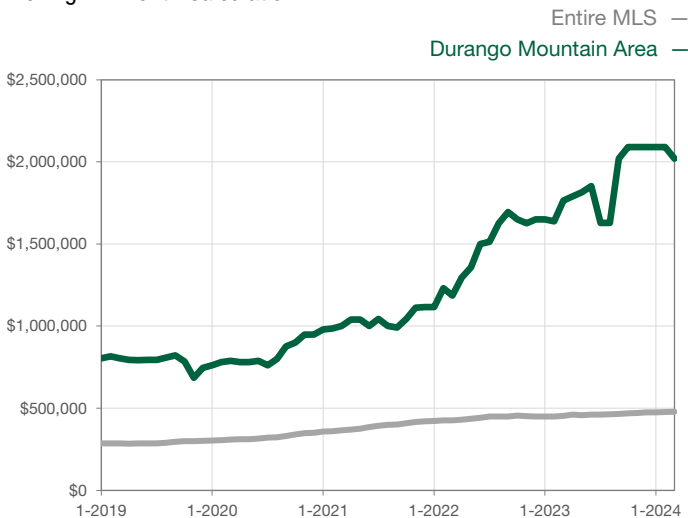
Single Family	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Key Metrics						
New Listings	3	1	- 66.7%	7	2	- 71.4%
Sold Listings	3	0	- 100.0%	4	3	- 25.0%
Median Sales Price*	\$2,131,000	\$0	- 100.0%	\$2,110,500	\$2,700,000	+ 27.9%
Average Sales Price*	\$3,053,667	\$0	- 100.0%	\$2,812,750	\$2,478,333	- 11.9%
Percent of List Price Received*	93.5%	0.0%	- 100.0%	95.1%	96.3%	+ 1.3%
Days on Market Until Sale	41	0	- 100.0%	40	173	+ 332.5%
Cumulative Days on Market Until Sale	41	0	- 100.0%	40	173	+ 332.5%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	4.1	2.2	- 46.3%	--	--	--

* 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	11	10	- 9.1%	25	36	+ 44.0%
Sold Listings	11	7	- 36.4%	23	16	- 30.4%
Median Sales Price*	\$525,000	\$699,000	+ 33.1%	\$308,500	\$687,000	+ 122.7%
Average Sales Price*	\$488,082	\$655,429	+ 34.3%	\$477,773	\$661,750	+ 38.5%
Percent of List Price Received*	97.5%	98.6%	+ 1.1%	97.2%	97.9%	+ 0.7%
Days on Market Until Sale	106	91	- 14.2%	102	101	- 1.0%
Cumulative Days on Market Until Sale	106	91	- 14.2%	102	101	- 1.0%
Inventory of Homes for Sale	17	44	+ 158.8%	--	--	--
Months Supply of Inventory	1.6	5.4	+ 237.5%	--	--	--

* 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

