

Local Market Update for March 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

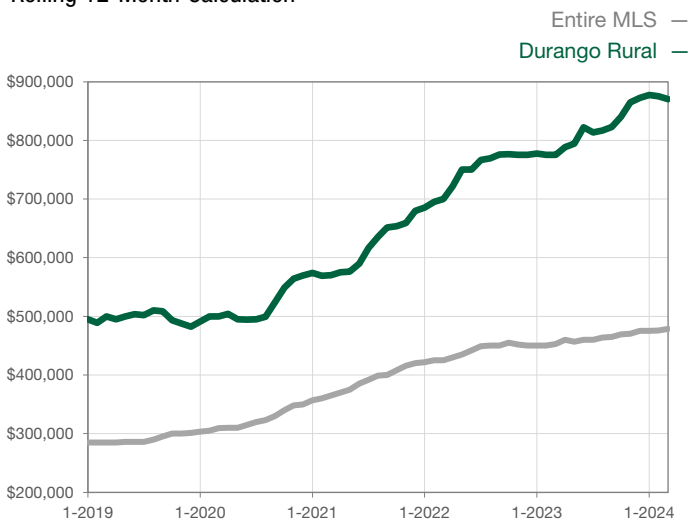
Key Metrics	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
New Listings	24	33	+ 37.5%	46	55	+ 19.6%
Sold Listings	16	10	- 37.5%	33	34	+ 3.0%
Median Sales Price*	\$916,250	\$784,500	- 14.4%	\$751,400	\$780,000	+ 3.8%
Average Sales Price*	\$914,500	\$800,400	- 12.5%	\$878,837	\$827,138	- 5.9%
Percent of List Price Received*	97.0%	97.7%	+ 0.7%	96.7%	95.7%	- 1.0%
Days on Market Until Sale	126	185	+ 46.8%	124	145	+ 16.9%
Cumulative Days on Market Until Sale	126	185	+ 46.8%	129	162	+ 25.6%
Inventory of Homes for Sale	62	75	+ 21.0%	--	--	--
Months Supply of Inventory	2.3	3.2	+ 39.1%	--	--	--

* 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	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
New Listings	1	3	+ 200.0%	3	8	+ 166.7%
Sold Listings	1	3	+ 200.0%	5	7	+ 40.0%
Median Sales Price*	\$750,000	\$225,000	- 70.0%	\$725,000	\$299,000	- 58.8%
Average Sales Price*	\$750,000	\$250,000	- 66.7%	\$658,000	\$325,929	- 50.5%
Percent of List Price Received*	100.0%	100.0%	0.0%	98.5%	99.5%	+ 1.0%
Days on Market Until Sale	142	82	- 42.3%	84	68	- 19.0%
Cumulative Days on Market Until Sale	142	82	- 42.3%	92	68	- 26.1%
Inventory of Homes for Sale	1	9	+ 800.0%	--	--	--
Months Supply of Inventory	0.3	4.1	+ 1266.7%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

