

Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

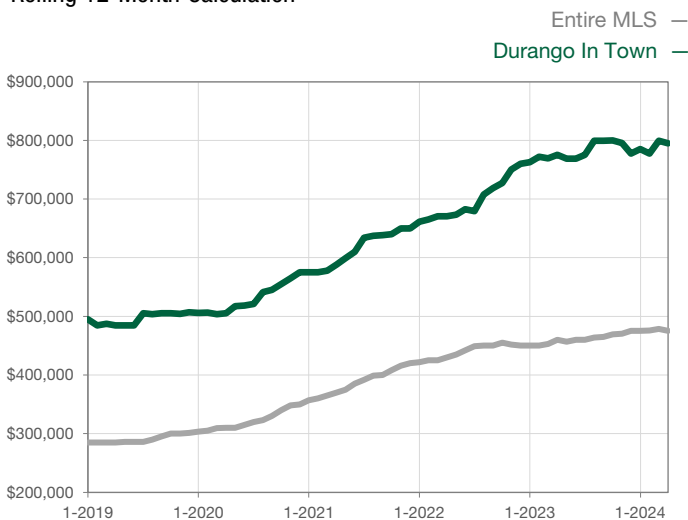
Single Family	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Key Metrics						
New Listings	16	14	- 12.5%	42	46	+ 9.5%
Sold Listings	8	10	+ 25.0%	32	23	- 28.1%
Median Sales Price*	\$1,000,000	\$1,111,600	+ 11.2%	\$767,500	\$967,000	+ 26.0%
Average Sales Price*	\$1,126,000	\$1,168,800	+ 3.8%	\$906,792	\$1,059,391	+ 16.8%
Percent of List Price Received*	98.2%	99.7%	+ 1.5%	96.7%	97.7%	+ 1.0%
Days on Market Until Sale	67	38	- 43.3%	87	70	- 19.5%
Cumulative Days on Market Until Sale	67	38	- 43.3%	103	71	- 31.1%
Inventory of Homes for Sale	21	26	+ 23.8%	--	--	--
Months Supply of Inventory	1.9	2.7	+ 42.1%	--	--	--

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

Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Key Metrics						
New Listings	11	20	+ 81.8%	32	54	+ 68.8%
Sold Listings	7	8	+ 14.3%	25	32	+ 28.0%
Median Sales Price*	\$505,000	\$375,000	- 25.7%	\$525,000	\$497,250	- 5.3%
Average Sales Price*	\$502,986	\$520,188	+ 3.4%	\$512,768	\$520,813	+ 1.6%
Percent of List Price Received*	100.4%	97.8%	- 2.6%	99.2%	97.5%	- 1.7%
Days on Market Until Sale	77	69	- 10.4%	81	90	+ 11.1%
Cumulative Days on Market Until Sale	139	69	- 50.4%	98	95	- 3.1%
Inventory of Homes for Sale	21	32	+ 52.4%	--	--	--
Months Supply of Inventory	2.1	3.5	+ 66.7%	--	--	--

* 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

