

# Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Mountain Area

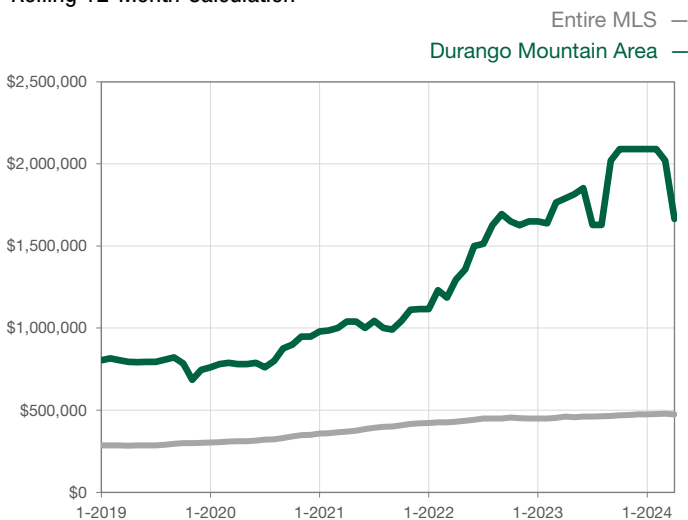
Single Family	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	2	2	0.0%	9	4	- 55.6%
Sold Listings	3	0	- 100.0%	7	3	- 57.1%
Median Sales Price*	\$2,584,800	\$0	- 100.0%	\$2,174,568	<b>\$2,700,000</b>	+ 24.2%
Average Sales Price*	\$2,709,789	\$0	- 100.0%	\$2,768,624	<b>\$2,478,333</b>	- 10.5%
Percent of List Price Received*	95.7%	0.0%	- 100.0%	95.4%	<b>96.3%</b>	+ 0.9%
Days on Market Until Sale	158	0	- 100.0%	90	<b>173</b>	+ 92.2%
Cumulative Days on Market Until Sale	158	0	- 100.0%	90	<b>173</b>	+ 92.2%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	4.1	2.8	- 31.7%	--	--	--

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

Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	10	15	+ 50.0%	35	52	+ 48.6%
Sold Listings	4	5	+ 25.0%	27	21	- 22.2%
Median Sales Price*	\$798,750	<b>\$640,000</b>	- 19.9%	\$404,875	<b>\$675,000</b>	+ 66.7%
Average Sales Price*	\$739,250	<b>\$735,400</b>	- 0.5%	\$516,510	<b>\$679,286</b>	+ 31.5%
Percent of List Price Received*	99.8%	<b>98.3%</b>	- 1.5%	97.6%	<b>98.0%</b>	+ 0.4%
Days on Market Until Sale	134	128	- 4.5%	107	<b>107</b>	0.0%
Cumulative Days on Market Until Sale	152	146	- 3.9%	109	<b>112</b>	+ 2.8%
Inventory of Homes for Sale	18	53	+ 194.4%	--	--	--
Months Supply of Inventory	1.9	6.5	+ 242.1%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

