

# Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Rural

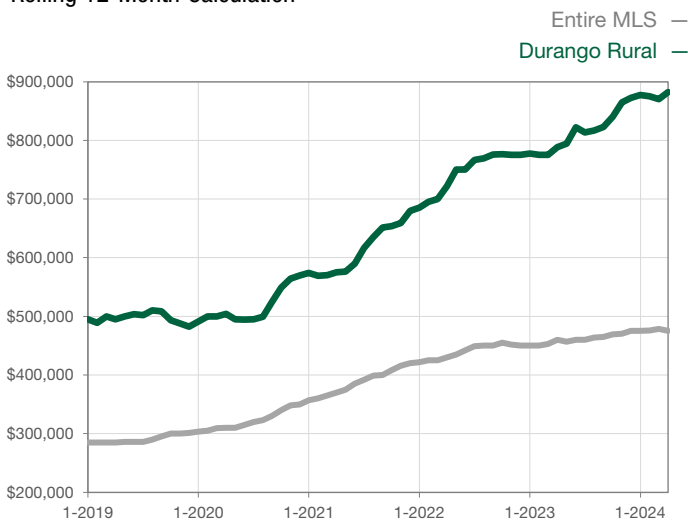
Single Family	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	44	42	- 4.5%	90	98	+ 8.9%
Sold Listings	15	16	+ 6.7%	48	50	+ 4.2%
Median Sales Price*	\$805,000	<b>\$965,000</b>	+ 19.9%	\$763,200	<b>\$867,500</b>	+ 13.7%
Average Sales Price*	\$1,084,567	<b>\$973,563</b>	- 10.2%	\$943,128	<b>\$873,994</b>	- 7.3%
Percent of List Price Received*	96.2%	<b>96.4%</b>	+ 0.2%	96.5%	<b>95.9%</b>	- 0.6%
Days on Market Until Sale	146	<b>109</b>	- 25.3%	131	<b>134</b>	+ 2.3%
Cumulative Days on Market Until Sale	153	<b>144</b>	- 5.9%	137	<b>156</b>	+ 13.9%
Inventory of Homes for Sale	71	<b>99</b>	+ 39.4%	--	--	--
Months Supply of Inventory	2.9	<b>4.2</b>	+ 44.8%	--	--	--

\* 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	3	4	+ 33.3%	6	11	+ 83.3%
Sold Listings	2	3	+ 50.0%	7	10	+ 42.9%
Median Sales Price*	\$648,750	<b>\$825,000</b>	+ 27.2%	\$725,000	<b>\$380,000</b>	- 47.6%
Average Sales Price*	\$648,750	<b>\$728,333</b>	+ 12.3%	\$655,357	<b>\$446,650</b>	- 31.8%
Percent of List Price Received*	95.8%	<b>98.8%</b>	+ 3.1%	97.8%	<b>99.3%</b>	+ 1.5%
Days on Market Until Sale	203	<b>105</b>	- 48.3%	118	<b>79</b>	- 33.1%
Cumulative Days on Market Until Sale	203	<b>105</b>	- 48.3%	124	<b>79</b>	- 36.3%
Inventory of Homes for Sale	1	<b>7</b>	+ 600.0%	--	--	--
Months Supply of Inventory	0.3	<b>3.1</b>	+ 933.3%	--	--	--

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

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



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

