

Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

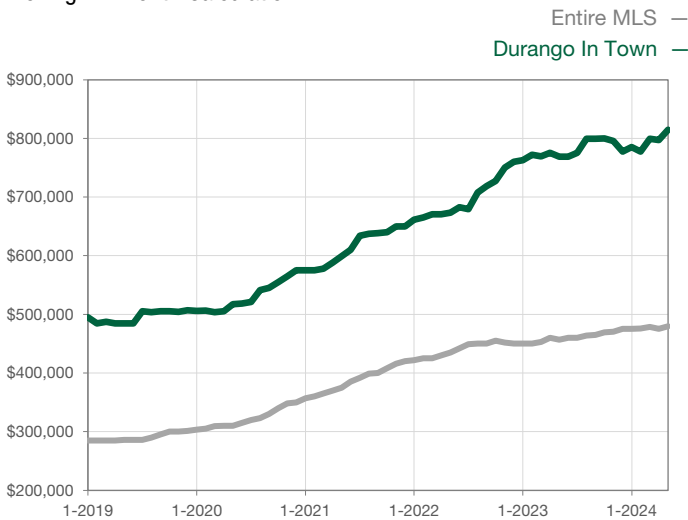
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
New Listings	14	11	- 21.4%	56	57	+ 1.8%
Sold Listings	11	8	- 27.3%	43	32	- 25.6%
Median Sales Price*	\$755,000	\$875,000	+ 15.9%	\$765,000	\$921,000	+ 20.4%
Average Sales Price*	\$872,089	\$926,490	+ 6.2%	\$897,915	\$1,030,808	+ 14.8%
Percent of List Price Received*	100.1%	98.1%	- 2.0%	97.6%	97.6%	0.0%
Days on Market Until Sale	80	47	- 41.3%	85	65	- 23.5%
Cumulative Days on Market Until Sale	80	47	- 41.3%	97	69	- 28.9%
Inventory of Homes for Sale	20	31	+ 55.0%	--	--	--
Months Supply of Inventory	1.9	3.3	+ 73.7%	--	--	--

* 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	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
New Listings	18	18	0.0%	50	74	+ 48.0%
Sold Listings	14	16	+ 14.3%	39	48	+ 23.1%
Median Sales Price*	\$521,250	\$440,500	- 15.5%	\$525,000	\$496,750	- 5.4%
Average Sales Price*	\$564,500	\$520,727	- 7.8%	\$531,338	\$520,784	- 2.0%
Percent of List Price Received*	99.1%	99.3%	+ 0.2%	99.1%	98.1%	- 1.0%
Days on Market Until Sale	59	67	+ 13.6%	73	83	+ 13.7%
Cumulative Days on Market Until Sale	59	67	+ 13.6%	84	86	+ 2.4%
Inventory of Homes for Sale	28	30	+ 7.1%	--	--	--
Months Supply of Inventory	2.8	3.2	+ 14.3%	--	--	--

* 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

