

# Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Rural

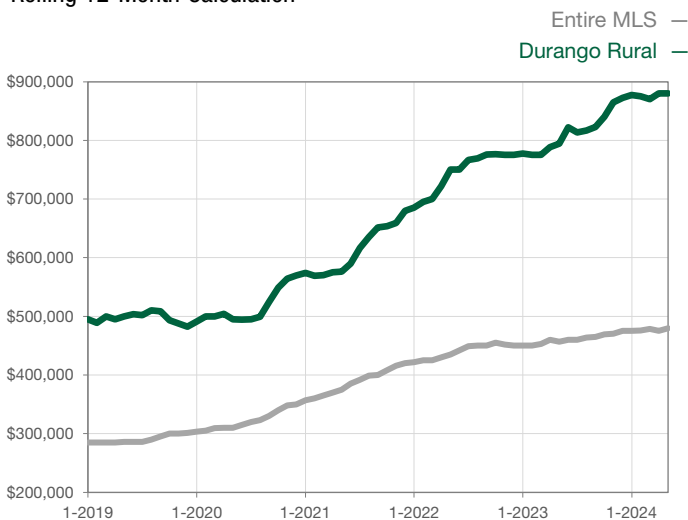
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	66	57	- 13.6%	156	156	0.0%
Sold Listings	30	24	- 20.0%	78	75	- 3.8%
Median Sales Price*	\$834,000	<b>\$832,500</b>	- 0.2%	\$812,500	<b>\$850,000</b>	+ 4.6%
Average Sales Price*	\$958,370	<b>\$1,043,682</b>	+ 8.9%	\$948,990	<b>\$923,774</b>	- 2.7%
Percent of List Price Received*	98.2%	<b>99.1%</b>	+ 0.9%	97.2%	<b>97.0%</b>	- 0.2%
Days on Market Until Sale	75	<b>92</b>	+ 22.7%	109	<b>119</b>	+ 9.2%
Cumulative Days on Market Until Sale	79	<b>92</b>	+ 16.5%	115	<b>134</b>	+ 16.5%
Inventory of Homes for Sale	101	<b>117</b>	+ 15.8%	--	--	--
Months Supply of Inventory	4.3	<b>5.0</b>	+ 16.3%	--	--	--

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

Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	4	3	- 25.0%	10	14	+ 40.0%
Sold Listings	3	2	- 33.3%	10	12	+ 20.0%
Median Sales Price*	\$465,000	<b>\$512,500</b>	+ 10.2%	\$632,500	<b>\$458,750</b>	- 27.5%
Average Sales Price*	\$570,000	<b>\$512,500</b>	- 10.1%	\$629,750	<b>\$457,625</b>	- 27.3%
Percent of List Price Received*	100.7%	<b>99.0%</b>	- 1.7%	98.6%	<b>99.3%</b>	+ 0.7%
Days on Market Until Sale	41	<b>63</b>	+ 53.7%	95	<b>76</b>	- 20.0%
Cumulative Days on Market Until Sale	41	<b>63</b>	+ 53.7%	99	<b>76</b>	- 23.2%
Inventory of Homes for Sale	3	<b>9</b>	+ 200.0%	--	--	--
Months Supply of Inventory	1.0	<b>4.1</b>	+ 310.0%	--	--	--

\* 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

