

# Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango In Town

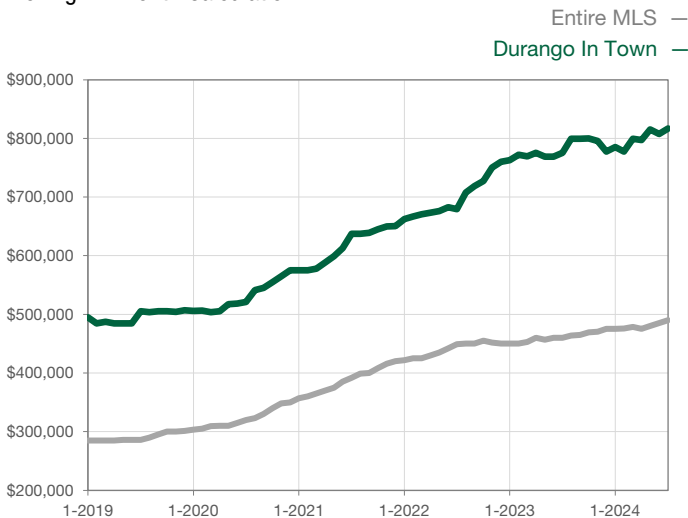
Key Metrics	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
New Listings	22	11	- 50.0%	100	85	- 15.0%
Sold Listings	12	13	+ 8.3%	68	55	- 19.1%
Median Sales Price*	\$819,500	<b>\$945,000</b>	+ 15.3%	\$765,000	<b>\$875,000</b>	+ 14.4%
Average Sales Price*	\$932,690	<b>\$1,064,913</b>	+ 14.2%	\$906,061	<b>\$1,012,159</b>	+ 11.7%
Percent of List Price Received*	98.8%	<b>100.3%</b>	+ 1.5%	98.0%	<b>98.8%</b>	+ 0.8%
Days on Market Until Sale	92	85	- 7.6%	79	73	- 7.6%
Cumulative Days on Market Until Sale	101	85	- 15.8%	91	75	- 17.6%
Inventory of Homes for Sale	34	25	- 26.5%	--	--	--
Months Supply of Inventory	3.0	2.7	- 10.0%	--	--	--

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

Key Metrics	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
New Listings	13	10	- 23.1%	78	100	+ 28.2%
Sold Listings	9	17	+ 88.9%	58	76	+ 31.0%
Median Sales Price*	\$517,000	<b>\$590,000</b>	+ 14.1%	\$525,000	<b>\$562,500</b>	+ 7.1%
Average Sales Price*	\$485,917	<b>\$573,381</b>	+ 18.0%	\$531,611	<b>\$536,017</b>	+ 0.8%
Percent of List Price Received*	97.4%	<b>98.9%</b>	+ 1.5%	98.9%	<b>98.4%</b>	- 0.5%
Days on Market Until Sale	52	73	+ 40.4%	74	77	+ 4.1%
Cumulative Days on Market Until Sale	52	73	+ 40.4%	81	79	- 2.5%
Inventory of Homes for Sale	32	30	- 6.3%	--	--	--
Months Supply of Inventory	3.4	3.0	- 11.8%	--	--	--

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

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



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

