

Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

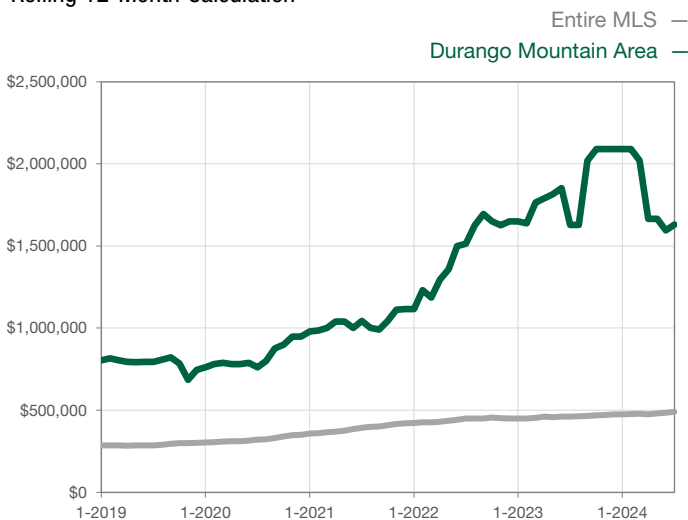
Single Family	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Key Metrics						
New Listings	4	5	+ 25.0%	25	25	0.0%
Sold Listings	4	1	- 75.0%	16	9	- 43.8%
Median Sales Price*	\$1,037,500	\$308,500	- 70.3%	\$2,110,000	\$1,500,000	- 28.9%
Average Sales Price*	\$2,307,500	\$308,500	- 86.6%	\$2,270,336	\$1,703,056	- 25.0%
Percent of List Price Received*	98.3%	94.9%	- 3.5%	95.7%	97.1%	+ 1.5%
Days on Market Until Sale	50	51	+ 2.0%	76	121	+ 59.2%
Cumulative Days on Market Until Sale	91	51	- 44.0%	98	138	+ 40.8%
Inventory of Homes for Sale	16	19	+ 18.8%	--	--	--
Months Supply of Inventory	5.5	7.3	+ 32.7%	--	--	--

* 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	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Key Metrics						
New Listings	17	13	- 23.5%	84	103	+ 22.6%
Sold Listings	10	7	- 30.0%	53	34	- 35.8%
Median Sales Price*	\$519,000	\$725,000	+ 39.7%	\$405,000	\$712,500	+ 75.9%
Average Sales Price*	\$557,500	\$788,621	+ 41.5%	\$545,311	\$747,745	+ 37.1%
Percent of List Price Received*	98.0%	97.7%	- 0.3%	97.7%	98.0%	+ 0.3%
Days on Market Until Sale	107	137	+ 28.0%	97	113	+ 16.5%
Cumulative Days on Market Until Sale	107	137	+ 28.0%	98	120	+ 22.4%
Inventory of Homes for Sale	32	72	+ 125.0%	--	--	--
Months Supply of Inventory	3.6	10.2	+ 183.3%	--	--	--

* 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

