

Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

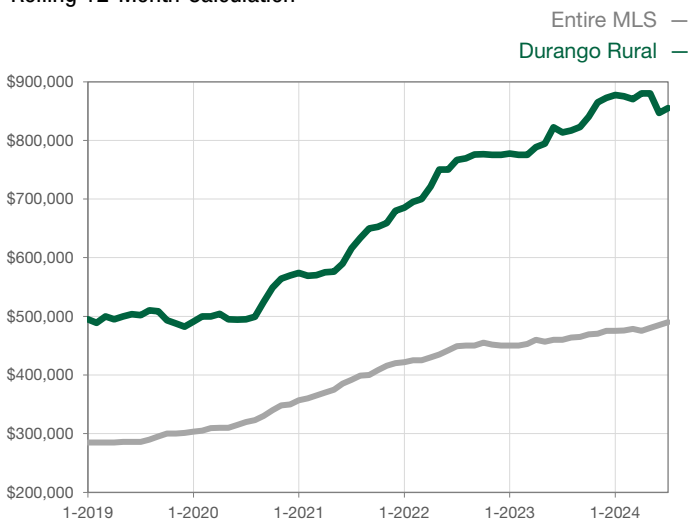
Key Metrics	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
New Listings	44	54	+ 22.7%	260	265	+ 1.9%
Sold Listings	33	40	+ 21.2%	143	138	- 3.5%
Median Sales Price*	\$801,000	\$857,500	+ 7.1%	\$847,000	\$845,000	- 0.2%
Average Sales Price*	\$1,071,197	\$974,846	- 9.0%	\$1,006,978	\$936,532	- 7.0%
Percent of List Price Received*	97.3%	98.6%	+ 1.3%	97.7%	98.3%	+ 0.6%
Days on Market Until Sale	59	90	+ 52.5%	88	103	+ 17.0%
Cumulative Days on Market Until Sale	63	90	+ 42.9%	95	111	+ 16.8%
Inventory of Homes for Sale	118	143	+ 21.2%	--	--	--
Months Supply of Inventory	4.9	6.2	+ 26.5%	--	--	--

* 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	2	7	+ 250.0%	13	26	+ 100.0%
Sold Listings	3	4	+ 33.3%	15	18	+ 20.0%
Median Sales Price*	\$563,000	\$499,500	- 11.3%	\$540,000	\$488,750	- 9.5%
Average Sales Price*	\$566,000	\$579,750	+ 2.4%	\$576,700	\$543,083	- 5.8%
Percent of List Price Received*	97.9%	99.0%	+ 1.1%	98.7%	99.3%	+ 0.6%
Days on Market Until Sale	66	50	- 24.2%	85	66	- 22.4%
Cumulative Days on Market Until Sale	66	50	- 24.2%	88	66	- 25.0%
Inventory of Homes for Sale	2	10	+ 400.0%	--	--	--
Months Supply of Inventory	0.8	4.4	+ 450.0%	--	--	--

* 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

