

Local Market Update for June 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

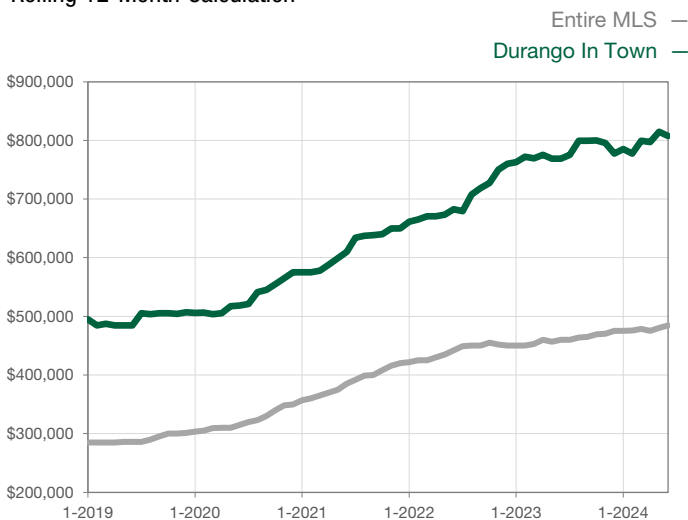
Single Family	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
Key Metrics						
New Listings	22	17	- 22.7%	78	74	- 5.1%
Sold Listings	13	10	- 23.1%	56	42	- 25.0%
Median Sales Price*	\$759,000	\$762,500	+ 0.5%	\$762,500	\$865,000	+ 13.4%
Average Sales Price*	\$908,423	\$883,900	- 2.7%	\$900,354	\$995,830	+ 10.6%
Percent of List Price Received*	98.6%	100.4%	+ 1.8%	97.8%	98.3%	+ 0.5%
Days on Market Until Sale	48	84	+ 75.0%	76	70	- 7.9%
Cumulative Days on Market Until Sale	64	84	+ 31.3%	89	73	- 18.0%
Inventory of Homes for Sale	27	30	+ 11.1%	--	--	--
Months Supply of Inventory	2.5	3.3	+ 32.0%	--	--	--

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

Townhouse/Condo	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
Key Metrics						
New Listings	15	14	- 6.7%	65	88	+ 35.4%
Sold Listings	10	11	+ 10.0%	49	59	+ 20.4%
Median Sales Price*	\$602,500	\$593,000	- 1.6%	\$525,000	\$535,000	+ 1.9%
Average Sales Price*	\$573,800	\$544,745	- 5.1%	\$540,004	\$525,251	- 2.7%
Percent of List Price Received*	99.0%	98.9%	- 0.1%	99.1%	98.3%	- 0.8%
Days on Market Until Sale	96	60	- 37.5%	78	78	0.0%
Cumulative Days on Market Until Sale	96	60	- 37.5%	87	81	- 6.9%
Inventory of Homes for Sale	32	32	0.0%	--	--	--
Months Supply of Inventory	3.4	3.4	0.0%	--	--	--

* 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

