

Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

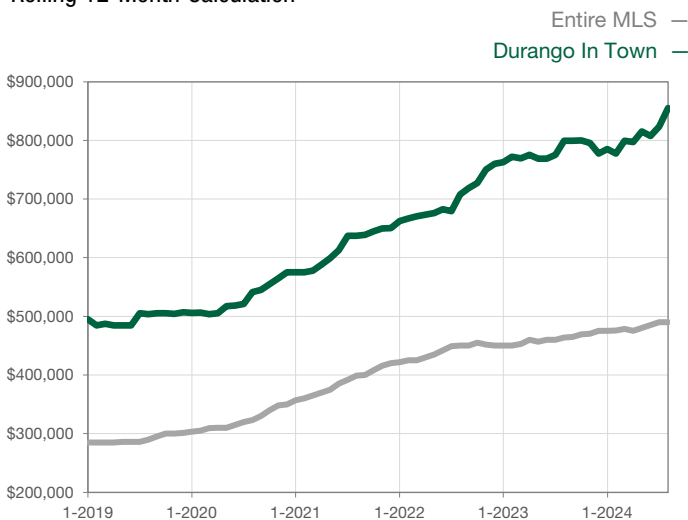
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	14	18	+ 28.6%	114	106	- 7.0%
Sold Listings	18	15	- 16.7%	86	71	- 17.4%
Median Sales Price*	\$838,500	\$955,000	+ 13.9%	\$782,500	\$932,000	+ 19.1%
Average Sales Price*	\$953,139	\$1,060,060	+ 11.2%	\$915,914	\$1,027,741	+ 12.2%
Percent of List Price Received*	99.0%	97.8%	- 1.2%	98.2%	98.5%	+ 0.3%
Days on Market Until Sale	56	61	+ 8.9%	74	71	- 4.1%
Cumulative Days on Market Until Sale	56	61	+ 8.9%	84	73	- 13.1%
Inventory of Homes for Sale	36	28	- 22.2%	--	--	--
Months Supply of Inventory	3.2	3.1	- 3.1%	--	--	--

* 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	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	13	12	- 7.7%	91	115	+ 26.4%
Sold Listings	12	9	- 25.0%	70	86	+ 22.9%
Median Sales Price*	\$642,500	\$585,000	- 8.9%	\$529,750	\$562,500	+ 6.2%
Average Sales Price*	\$590,917	\$551,333	- 6.7%	\$541,778	\$537,201	- 0.8%
Percent of List Price Received*	100.1%	98.7%	- 1.4%	99.1%	98.5%	- 0.6%
Days on Market Until Sale	53	87	+ 64.2%	70	78	+ 11.4%
Cumulative Days on Market Until Sale	53	87	+ 64.2%	77	80	+ 3.9%
Inventory of Homes for Sale	30	29	- 3.3%	--	--	--
Months Supply of Inventory	3.4	2.9	- 14.7%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

