

Local Market Update for June 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

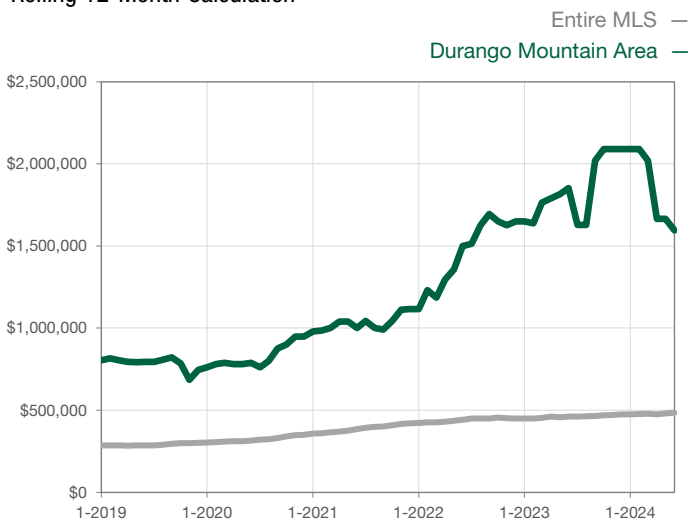
Single Family	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
Key Metrics						
New Listings	4	10	+ 150.0%	21	20	- 4.8%
Sold Listings	5	3	- 40.0%	12	8	- 33.3%
Median Sales Price*	\$1,205,000	\$1,445,000	+ 19.9%	\$2,130,500	\$1,525,000	- 28.4%
Average Sales Price*	\$1,543,000	\$1,331,667	- 13.7%	\$2,257,947	\$1,877,375	- 16.9%
Percent of List Price Received*	93.9%	97.7%	+ 4.0%	94.8%	97.4%	+ 2.7%
Days on Market Until Sale	78	35	- 55.1%	85	129	+ 51.8%
Cumulative Days on Market Until Sale	114	35	- 69.3%	100	149	+ 49.0%
Inventory of Homes for Sale	14	19	+ 35.7%	--	--	--
Months Supply of Inventory	4.5	6.6	+ 46.7%	--	--	--

* 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	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	19	22	+ 15.8%	67	90	+ 34.3%
Sold Listings	12	3	- 75.0%	43	27	- 37.2%
Median Sales Price*	\$474,500	\$975,000	+ 105.5%	\$404,875	\$705,000	+ 74.1%
Average Sales Price*	\$623,533	\$998,000	+ 60.1%	\$542,476	\$737,148	+ 35.9%
Percent of List Price Received*	98.2%	98.4%	+ 0.2%	97.6%	98.0%	+ 0.4%
Days on Market Until Sale	74	77	+ 4.1%	95	107	+ 12.6%
Cumulative Days on Market Until Sale	74	120	+ 62.2%	96	115	+ 19.8%
Inventory of Homes for Sale	32	71	+ 121.9%	--	--	--
Months Supply of Inventory	3.5	9.7	+ 177.1%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

