

# Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Mountain Area

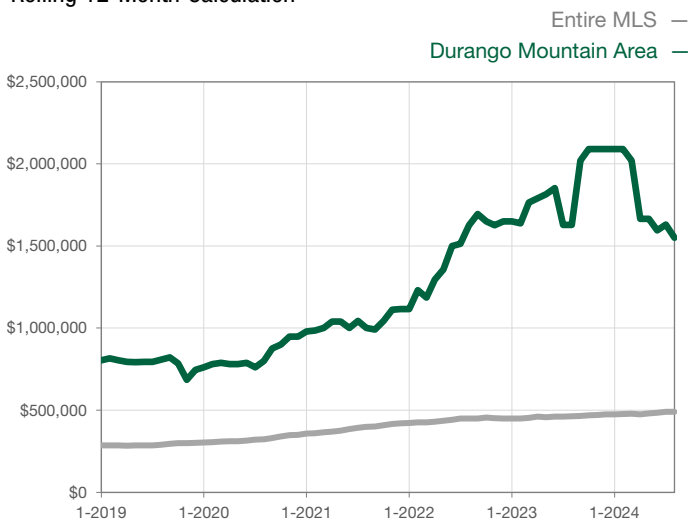
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	5	6	+ 20.0%	30	31	+ 3.3%
Sold Listings	2	3	+ 50.0%	18	12	- 33.3%
Median Sales Price*	\$1,772,500	<b>\$1,450,000</b>	- 18.2%	\$2,020,000	<b>\$1,492,500</b>	- 26.1%
Average Sales Price*	\$1,772,500	<b>\$1,885,000</b>	+ 6.3%	\$2,215,020	<b>\$1,748,542</b>	- 21.1%
Percent of List Price Received*	100.0%	<b>99.4%</b>	- 0.6%	96.1%	<b>97.7%</b>	+ 1.7%
Days on Market Until Sale	47	<b>38</b>	- 19.1%	73	<b>100</b>	+ 37.0%
Cumulative Days on Market Until Sale	47	<b>38</b>	- 19.1%	92	<b>113</b>	+ 22.8%
Inventory of Homes for Sale	13	<b>15</b>	+ 15.4%	--	--	--
Months Supply of Inventory	4.9	<b>5.6</b>	+ 14.3%	--	--	--

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

Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	16	14	- 12.5%	100	117	+ 17.0%
Sold Listings	18	10	- 44.4%	71	44	- 38.0%
Median Sales Price*	\$607,500	<b>\$412,000</b>	- 32.2%	\$439,000	<b>\$694,000</b>	+ 58.1%
Average Sales Price*	\$700,932	<b>\$596,750</b>	- 14.9%	\$584,764	<b>\$713,428</b>	+ 22.0%
Percent of List Price Received*	97.9%	<b>96.9%</b>	- 1.0%	97.7%	<b>97.7%</b>	0.0%
Days on Market Until Sale	97	<b>137</b>	+ 41.2%	97	<b>119</b>	+ 22.7%
Cumulative Days on Market Until Sale	102	<b>137</b>	+ 34.3%	99	<b>124</b>	+ 25.3%
Inventory of Homes for Sale	34	<b>65</b>	+ 91.2%	--	--	--
Months Supply of Inventory	3.7	<b>10.1</b>	+ 173.0%	--	--	--

\* 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

