

# Local Market Update for June 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Rural

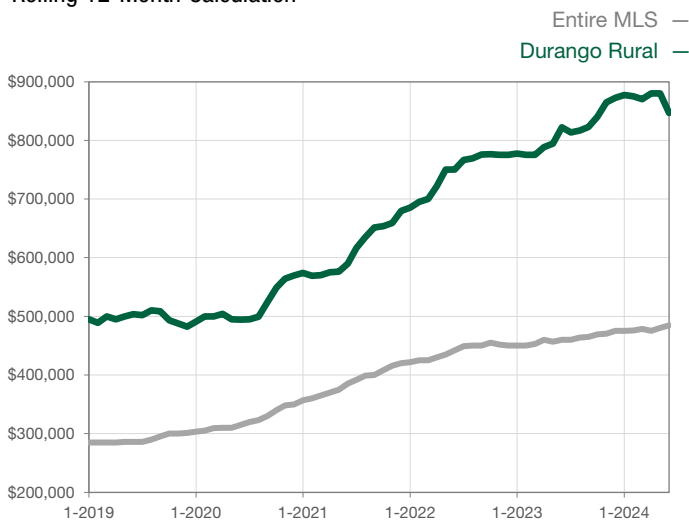
Single Family	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	60	54	- 10.0%	216	212	- 1.9%
Sold Listings	32	23	- 28.1%	110	98	- 10.9%
Median Sales Price*	\$906,250	<b>\$710,000</b>	- 21.7%	\$872,000	<b>\$809,500</b>	- 7.2%
Average Sales Price*	\$1,082,096	<b>\$911,500</b>	- 15.8%	\$987,712	<b>\$920,894</b>	- 6.8%
Percent of List Price Received*	99.2%	<b>101.7%</b>	+ 2.5%	97.8%	<b>98.1%</b>	+ 0.3%
Days on Market Until Sale	68	<b>71</b>	+ 4.4%	97	<b>108</b>	+ 11.3%
Cumulative Days on Market Until Sale	80	<b>71</b>	- 11.3%	104	<b>119</b>	+ 14.4%
Inventory of Homes for Sale	116	<b>125</b>	+ 7.8%	--	--	--
Months Supply of Inventory	4.9	<b>5.5</b>	+ 12.2%	--	--	--

\* 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
<b>Key Metrics</b>						
New Listings	1	4	+ 300.0%	11	19	+ 72.7%
Sold Listings	2	2	0.0%	12	14	+ 16.7%
Median Sales Price*	\$327,500	<b>\$982,500</b>	+ 200.0%	\$533,750	<b>\$488,750</b>	- 8.4%
Average Sales Price*	\$327,500	<b>\$982,500</b>	+ 200.0%	\$579,375	<b>\$532,607</b>	- 8.1%
Percent of List Price Received*	100.0%	<b>100.3%</b>	+ 0.3%	98.9%	<b>99.4%</b>	+ 0.5%
Days on Market Until Sale	63	<b>40</b>	- 36.5%	90	<b>71</b>	- 21.1%
Cumulative Days on Market Until Sale	63	<b>40</b>	- 36.5%	93	<b>71</b>	- 23.7%
Inventory of Homes for Sale	1	<b>8</b>	+ 700.0%	--	--	--
Months Supply of Inventory	0.3	<b>3.7</b>	+ 1133.3%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

