

# Local Market Update for September 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango In Town

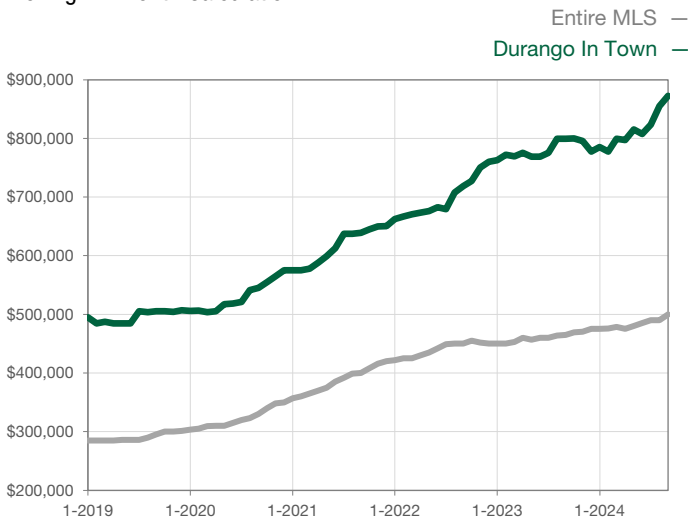
Single Family	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	11	13	+ 18.2%	125	120	- 4.0%
Sold Listings	8	13	+ 62.5%	94	84	- 10.6%
Median Sales Price*	\$858,250	<b>\$950,000</b>	+ 10.7%	\$790,750	<b>\$938,500</b>	+ 18.7%
Average Sales Price*	\$900,063	<b>\$1,059,990</b>	+ 17.8%	\$914,565	<b>\$1,032,732</b>	+ 12.9%
Percent of List Price Received*	98.4%	<b>98.8%</b>	+ 0.4%	98.2%	<b>98.6%</b>	+ 0.4%
Days on Market Until Sale	53	67	+ 26.4%	72	71	- 1.4%
Cumulative Days on Market Until Sale	53	74	+ 39.6%	81	73	- 9.9%
Inventory of Homes for Sale	34	31	- 8.8%	--	--	--
Months Supply of Inventory	3.2	3.3	+ 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	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	9	17	+ 88.9%	100	134	+ 34.0%
Sold Listings	13	10	- 23.1%	83	96	+ 15.7%
Median Sales Price*	\$435,000	<b>\$541,000</b>	+ 24.4%	\$529,500	<b>\$555,000</b>	+ 4.8%
Average Sales Price*	\$514,846	<b>\$520,333</b>	+ 1.1%	\$537,560	<b>\$535,444</b>	- 0.4%
Percent of List Price Received*	97.8%	<b>99.2%</b>	+ 1.4%	98.9%	<b>98.5%</b>	- 0.4%
Days on Market Until Sale	56	71	+ 26.8%	68	77	+ 13.2%
Cumulative Days on Market Until Sale	56	71	+ 26.8%	73	79	+ 8.2%
Inventory of Homes for Sale	31	32	+ 3.2%	--	--	--
Months Supply of Inventory	3.4	3.3	- 2.9%	--	--	--

\* 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

