

# Local Market Update for September 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Mountain Area

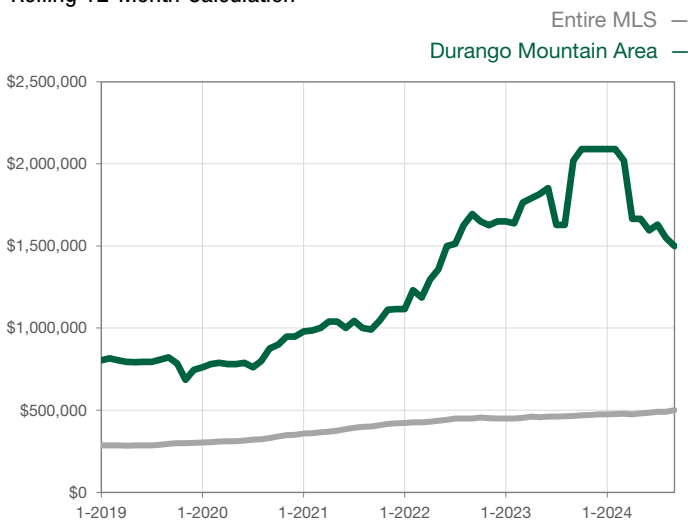
Single Family	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	3	4	+ 33.3%	33	34	+ 3.0%
Sold Listings	5	7	+ 40.0%	23	19	- 17.4%
Median Sales Price*	\$2,850,000	<b>\$1,699,000</b>	- 40.4%	\$2,130,000	<b>\$1,500,000</b>	- 29.6%
Average Sales Price*	\$2,684,000	<b>\$1,761,286</b>	- 34.4%	\$2,316,973	<b>\$1,753,237</b>	- 24.3%
Percent of List Price Received*	94.8%	<b>95.8%</b>	+ 1.1%	95.8%	<b>97.0%</b>	+ 1.3%
Days on Market Until Sale	163	<b>80</b>	- 50.9%	92	<b>93</b>	+ 1.1%
Cumulative Days on Market Until Sale	202	<b>80</b>	- 60.4%	116	<b>101</b>	- 12.9%
Inventory of Homes for Sale	11	<b>15</b>	+ 36.4%	--	--	--
Months Supply of Inventory	3.5	<b>5.2</b>	+ 48.6%	--	--	--

\* 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	12	3	- 75.0%	112	121	+ 8.0%
Sold Listings	9	13	+ 44.4%	80	57	- 28.8%
Median Sales Price*	\$840,000	<b>\$705,000</b>	- 16.1%	\$512,500	<b>\$699,000</b>	+ 36.4%
Average Sales Price*	\$1,139,111	<b>\$663,269</b>	- 41.8%	\$647,128	<b>\$701,989</b>	+ 8.5%
Percent of List Price Received*	98.5%	<b>96.2%</b>	- 2.3%	97.8%	<b>97.4%</b>	- 0.4%
Days on Market Until Sale	79	<b>191</b>	+ 141.8%	95	<b>135</b>	+ 42.1%
Cumulative Days on Market Until Sale	79	<b>208</b>	+ 163.3%	97	<b>143</b>	+ 47.4%
Inventory of Homes for Sale	32	<b>56</b>	+ 75.0%	--	--	--
Months Supply of Inventory	3.8	<b>8.3</b>	+ 118.4%	--	--	--

\* 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

