

# Local Market Update for September 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Rural

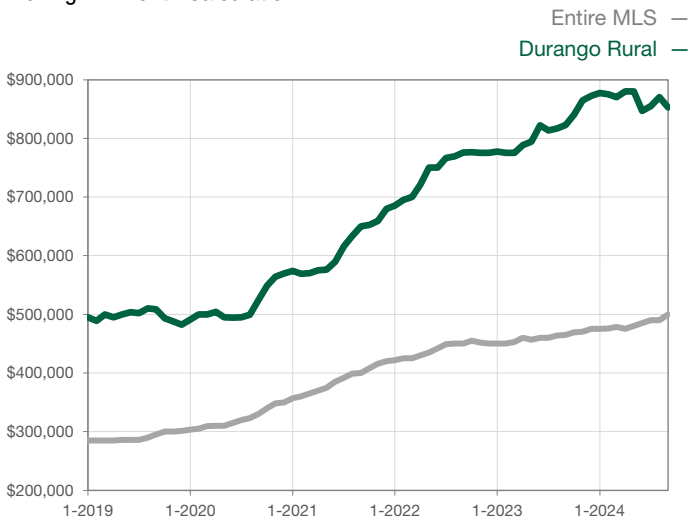
Key Metrics	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
New Listings	41	37	- 9.8%	342	348	+ 1.8%
Sold Listings	36	41	+ 13.9%	215	209	- 2.8%
Median Sales Price*	\$945,000	\$800,000	- 15.3%	\$850,000	\$845,000	- 0.6%
Average Sales Price*	\$979,388	\$900,902	- 8.0%	\$1,004,444	\$950,095	- 5.4%
Percent of List Price Received*	96.8%	96.8%	0.0%	97.8%	97.9%	+ 0.1%
Days on Market Until Sale	126	115	- 8.7%	93	101	+ 8.6%
Cumulative Days on Market Until Sale	133	117	- 12.0%	101	107	+ 5.9%
Inventory of Homes for Sale	121	135	+ 11.6%	--	--	--
Months Supply of Inventory	5.0	5.8	+ 16.0%	--	--	--

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

Key Metrics	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
New Listings	6	10	+ 66.7%	25	38	+ 52.0%
Sold Listings	1	1	0.0%	17	24	+ 41.2%
Median Sales Price*	\$614,000	\$1,055,000	+ 71.8%	\$563,000	\$495,000	- 12.1%
Average Sales Price*	\$614,000	\$1,055,000	+ 71.8%	\$596,441	\$549,208	- 7.9%
Percent of List Price Received*	99.4%	95.9%	- 3.5%	98.7%	98.9%	+ 0.2%
Days on Market Until Sale	46	42	- 8.7%	81	63	- 22.2%
Cumulative Days on Market Until Sale	46	42	- 8.7%	83	63	- 24.1%
Inventory of Homes for Sale	10	14	+ 40.0%	--	--	--
Months Supply of Inventory	5.5	5.3	- 3.6%	--	--	--

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

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



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

