

Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

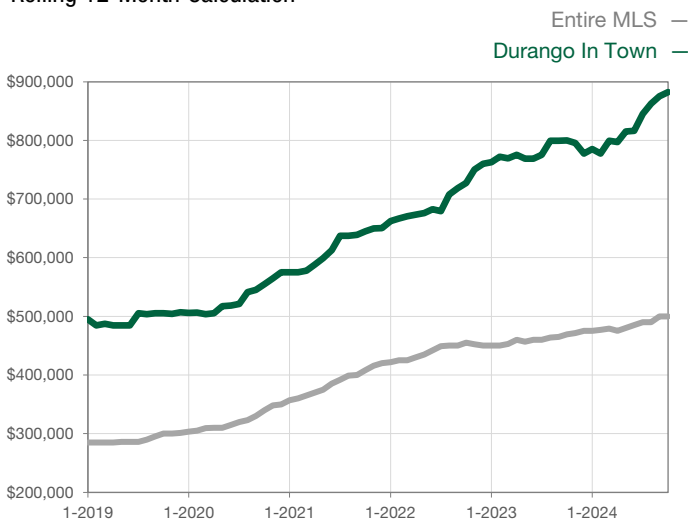
Single Family	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	10	14	+ 40.0%	132	137	+ 3.8%
Sold Listings	11	8	- 27.3%	105	93	- 11.4%
Median Sales Price*	\$780,000	\$707,000	- 9.4%	\$790,000	\$924,875	+ 17.1%
Average Sales Price*	\$776,364	\$903,625	+ 16.4%	\$900,087	\$1,040,360	+ 15.6%
Percent of List Price Received*	98.0%	98.0%	0.0%	98.2%	98.5%	+ 0.3%
Days on Market Until Sale	67	59	- 11.9%	72	65	- 9.7%
Cumulative Days on Market Until Sale	67	59	- 11.9%	80	67	- 16.3%
Inventory of Homes for Sale	31	28	- 9.7%	--	--	--
Months Supply of Inventory	3.0	3.1	+ 3.3%	--	--	--

* 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	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	9	14	+ 55.6%	109	150	+ 37.6%
Sold Listings	9	18	+ 100.0%	92	114	+ 23.9%
Median Sales Price*	\$529,000	\$570,000	+ 7.8%	\$529,250	\$555,000	+ 4.9%
Average Sales Price*	\$635,611	\$676,667	+ 6.5%	\$547,152	\$557,742	+ 1.9%
Percent of List Price Received*	99.1%	98.5%	- 0.6%	98.9%	98.5%	- 0.4%
Days on Market Until Sale	77	68	- 11.7%	69	76	+ 10.1%
Cumulative Days on Market Until Sale	77	68	- 11.7%	74	77	+ 4.1%
Inventory of Homes for Sale	29	28	- 3.4%	--	--	--
Months Supply of Inventory	3.2	2.7	- 15.6%	--	--	--

* 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

