

# Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Mountain Area

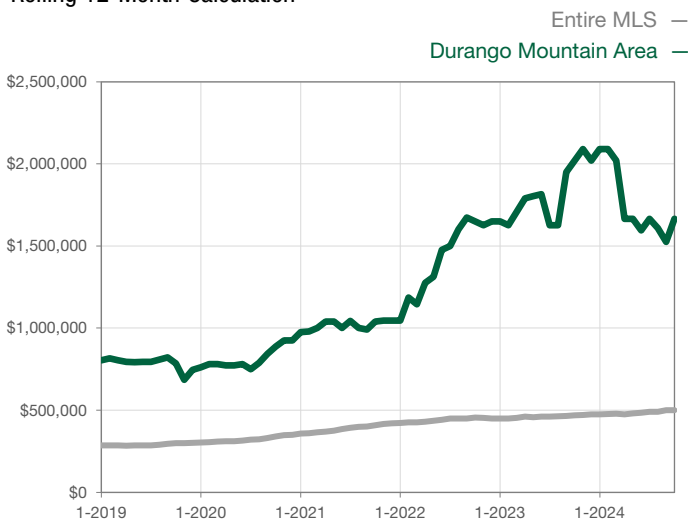
Single Family	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	7	1	- 85.7%	41	34	- 17.1%
Sold Listings	5	2	- 60.0%	29	20	- 31.0%
Median Sales Price*	\$1,325,000	<b>\$4,400,000</b>	+ 232.1%	\$2,090,000	<b>\$1,624,500</b>	- 22.3%
Average Sales Price*	\$1,425,000	<b>\$4,400,000</b>	+ 208.8%	\$2,098,116	<b>\$2,090,150</b>	- 0.4%
Percent of List Price Received*	99.8%	<b>91.0%</b>	- 8.8%	96.7%	<b>96.5%</b>	- 0.2%
Days on Market Until Sale	66	<b>92</b>	+ 39.4%	86	<b>95</b>	+ 10.5%
Cumulative Days on Market Until Sale	101	<b>92</b>	- 8.9%	111	<b>102</b>	- 8.1%
Inventory of Homes for Sale	12	<b>14</b>	+ 16.7%	--	--	--
Months Supply of Inventory	3.6	<b>5.0</b>	+ 38.9%	--	--	--

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

Townhouse/Condo	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	8	12	+ 50.0%	120	134	+ 11.7%
Sold Listings	15	10	- 33.3%	95	67	- 29.5%
Median Sales Price*	\$675,000	<b>\$1,030,000</b>	+ 52.6%	\$530,000	<b>\$699,000</b>	+ 31.9%
Average Sales Price*	\$755,493	<b>\$1,113,600</b>	+ 47.4%	\$664,238	<b>\$754,378</b>	+ 13.6%
Percent of List Price Received*	97.9%	<b>98.1%</b>	+ 0.2%	97.8%	<b>97.5%</b>	- 0.3%
Days on Market Until Sale	84	<b>145</b>	+ 72.6%	93	<b>137</b>	+ 47.3%
Cumulative Days on Market Until Sale	84	<b>145</b>	+ 72.6%	95	<b>144</b>	+ 51.6%
Inventory of Homes for Sale	33	<b>50</b>	+ 51.5%	--	--	--
Months Supply of Inventory	3.8	<b>7.9</b>	+ 107.9%	--	--	--

\* 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

