

Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

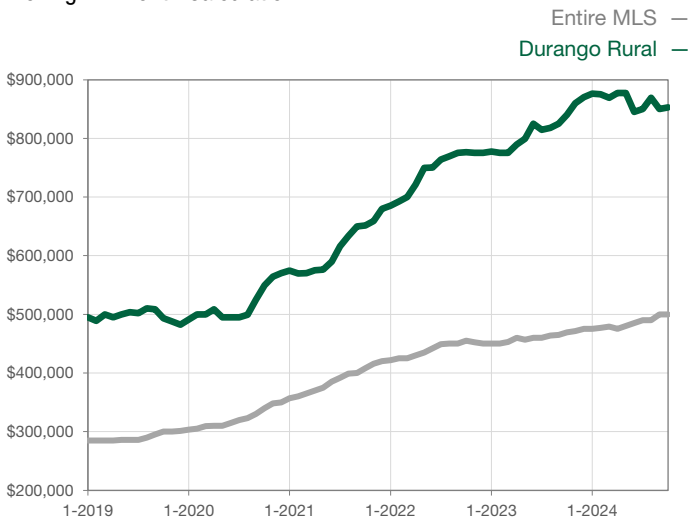
Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	24	33	+ 37.5%	366	380	+ 3.8%
Sold Listings	28	34	+ 21.4%	242	243	+ 0.4%
Median Sales Price*	\$743,500	\$835,000	+ 12.3%	\$847,875	\$845,000	- 0.3%
Average Sales Price*	\$1,332,363	\$916,967	- 31.2%	\$1,044,758	\$935,309	- 10.5%
Percent of List Price Received*	96.9%	98.4%	+ 1.5%	97.7%	97.9%	+ 0.2%
Days on Market Until Sale	93	104	+ 11.8%	93	103	+ 10.8%
Cumulative Days on Market Until Sale	90	109	+ 21.1%	100	109	+ 9.0%
Inventory of Homes for Sale	114	128	+ 12.3%	--	--	--
Months Supply of Inventory	4.7	5.4	+ 14.9%	--	--	--

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

Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	2	2	0.0%	27	41	+ 51.9%
Sold Listings	2	4	+ 100.0%	19	29	+ 52.6%
Median Sales Price*	\$812,500	\$783,750	- 3.5%	\$563,000	\$530,000	- 5.9%
Average Sales Price*	\$812,500	\$756,875	- 6.8%	\$619,184	\$594,603	- 4.0%
Percent of List Price Received*	97.9%	97.4%	- 0.5%	98.6%	98.8%	+ 0.2%
Days on Market Until Sale	60	126	+ 110.0%	78	71	- 9.0%
Cumulative Days on Market Until Sale	60	126	+ 110.0%	81	71	- 12.3%
Inventory of Homes for Sale	11	13	+ 18.2%	--	--	--
Months Supply of Inventory	5.7	4.5	- 21.1%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

