

Local Market Update for November 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

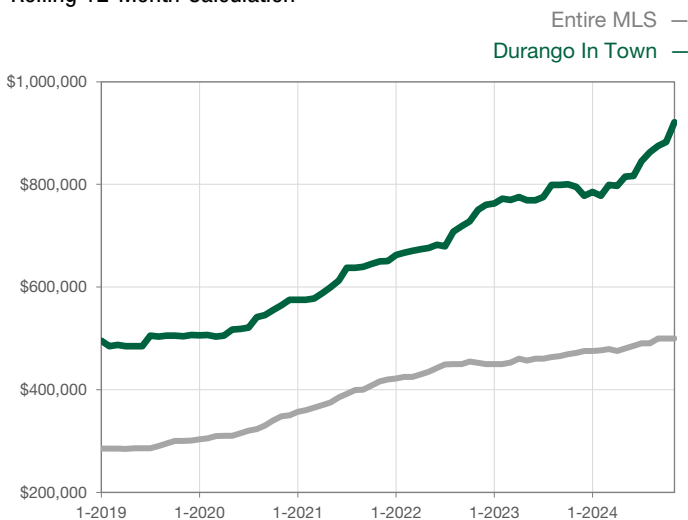
Key Metrics	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
New Listings	7	11	+ 57.1%	139	149	+ 7.2%
Sold Listings	10	14	+ 40.0%	115	107	- 7.0%
Median Sales Price*	\$795,000	\$1,035,500	+ 30.3%	\$790,000	\$932,000	+ 18.0%
Average Sales Price*	\$818,134	\$1,177,759	+ 44.0%	\$892,961	\$1,058,338	+ 18.5%
Percent of List Price Received*	96.2%	98.4%	+ 2.3%	98.0%	98.5%	+ 0.5%
Days on Market Until Sale	79	87	+ 10.1%	72	68	- 5.6%
Cumulative Days on Market Until Sale	79	87	+ 10.1%	80	70	- 12.5%
Inventory of Homes for Sale	24	26	+ 8.3%	--	--	--
Months Supply of Inventory	2.3	2.7	+ 17.4%	--	--	--

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

Key Metrics	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
New Listings	8	7	- 12.5%	117	157	+ 34.2%
Sold Listings	4	6	+ 50.0%	96	120	+ 25.0%
Median Sales Price*	\$705,000	\$579,950	- 17.7%	\$529,750	\$555,000	+ 4.8%
Average Sales Price*	\$810,000	\$675,400	- 16.6%	\$558,104	\$563,625	+ 1.0%
Percent of List Price Received*	93.4%	99.4%	+ 6.4%	98.7%	98.6%	- 0.1%
Days on Market Until Sale	89	106	+ 19.1%	70	77	+ 10.0%
Cumulative Days on Market Until Sale	89	106	+ 19.1%	74	79	+ 6.8%
Inventory of Homes for Sale	25	26	+ 4.0%	--	--	--
Months Supply of Inventory	2.8	2.5	- 10.7%	--	--	--

* 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

