

Local Market Update for November 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

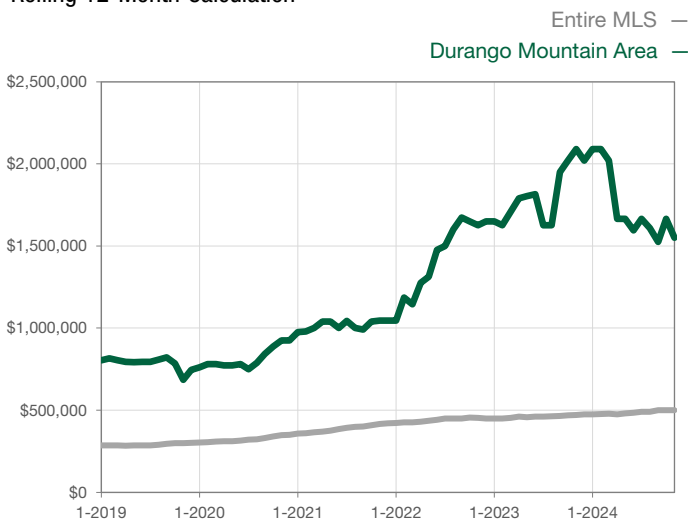
Single Family	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
Key Metrics						
New Listings	1	2	+ 100.0%	42	36	- 14.3%
Sold Listings	3	1	- 66.7%	32	21	- 34.4%
Median Sales Price*	\$2,090,000	\$900,000	- 56.9%	\$2,090,000	\$1,550,000	- 25.8%
Average Sales Price*	\$1,991,667	\$900,000	- 54.8%	\$2,088,137	\$2,033,476	- 2.6%
Percent of List Price Received*	97.0%	95.2%	- 1.9%	96.7%	96.4%	- 0.3%
Days on Market Until Sale	66	252	+ 281.8%	84	102	+ 21.4%
Cumulative Days on Market Until Sale	66	252	+ 281.8%	107	110	+ 2.8%
Inventory of Homes for Sale	11	13	+ 18.2%	--	--	--
Months Supply of Inventory	3.1	5.1	+ 64.5%	--	--	--

* 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	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
Key Metrics						
New Listings	5	10	+ 100.0%	125	144	+ 15.2%
Sold Listings	7	12	+ 71.4%	102	79	- 22.5%
Median Sales Price*	\$470,000	\$1,160,000	+ 146.8%	\$519,500	\$705,000	+ 35.7%
Average Sales Price*	\$536,616	\$1,044,583	+ 94.7%	\$655,480	\$798,460	+ 21.8%
Percent of List Price Received*	97.4%	95.5%	- 2.0%	97.8%	97.1%	- 0.7%
Days on Market Until Sale	50	191	+ 282.0%	90	145	+ 61.1%
Cumulative Days on Market Until Sale	50	210	+ 320.0%	92	154	+ 67.4%
Inventory of Homes for Sale	34	52	+ 52.9%	--	--	--
Months Supply of Inventory	3.8	7.7	+ 102.6%	--	--	--

* 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

