

Local Market Update for November 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

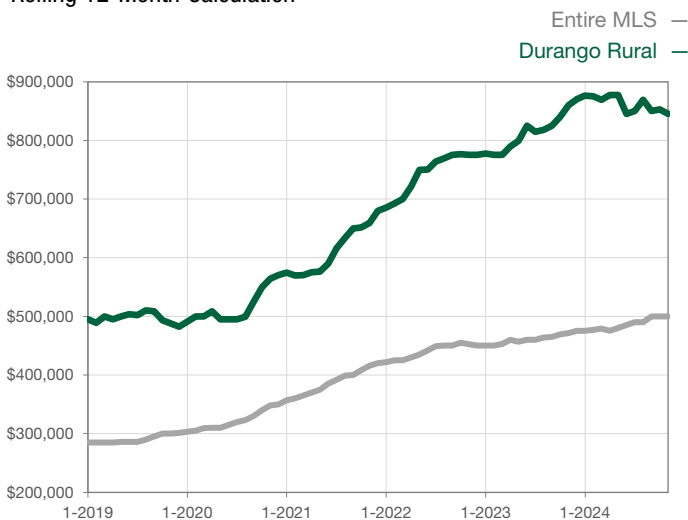
Key Metrics	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
New Listings	12	10	- 16.7%	378	392	+ 3.7%
Sold Listings	21	22	+ 4.8%	263	265	+ 0.8%
Median Sales Price*	\$1,025,000	\$846,500	- 17.4%	\$870,000	\$845,000	- 2.9%
Average Sales Price*	\$1,607,976	\$942,093	- 41.4%	\$1,089,730	\$935,873	- 14.1%
Percent of List Price Received*	101.3%	96.3%	- 4.9%	98.0%	97.8%	- 0.2%
Days on Market Until Sale	78	92	+ 17.9%	92	102	+ 10.9%
Cumulative Days on Market Until Sale	78	97	+ 24.4%	99	108	+ 9.1%
Inventory of Homes for Sale	100	98	- 2.0%	--	--	--
Months Supply of Inventory	4.2	4.1	- 2.4%	--	--	--

* 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	3	0	- 100.0%	30	41	+ 36.7%
Sold Listings	2	3	+ 50.0%	21	32	+ 52.4%
Median Sales Price*	\$492,500	\$1,285,000	+ 160.9%	\$540,000	\$549,250	+ 1.7%
Average Sales Price*	\$492,500	\$1,328,333	+ 169.7%	\$607,119	\$663,391	+ 9.3%
Percent of List Price Received*	97.5%	96.3%	- 1.2%	98.5%	98.6%	+ 0.1%
Days on Market Until Sale	77	105	+ 36.4%	78	74	- 5.1%
Cumulative Days on Market Until Sale	77	105	+ 36.4%	80	74	- 7.5%
Inventory of Homes for Sale	13	8	- 38.5%	--	--	--
Months Supply of Inventory	6.8	2.7	- 60.3%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

