

Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

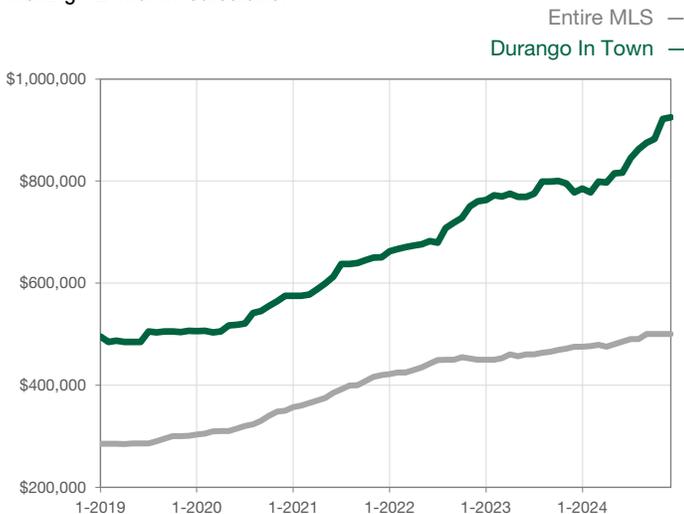
Single Family	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Key Metrics						
New Listings	4	5	+ 25.0%	143	153	+ 7.0%
Sold Listings	7	8	+ 14.3%	122	115	- 5.7%
Median Sales Price*	\$636,700	\$859,000	+ 34.9%	\$777,500	\$925,000	+ 19.0%
Average Sales Price*	\$767,614	\$1,083,313	+ 41.1%	\$885,769	\$1,060,075	+ 19.7%
Percent of List Price Received*	95.4%	97.6%	+ 2.3%	97.9%	98.4%	+ 0.5%
Days on Market Until Sale	88	52	- 40.9%	73	67	- 8.2%
Cumulative Days on Market Until Sale	88	126	+ 43.2%	80	74	- 7.5%
Inventory of Homes for Sale	22	19	- 13.6%	--	--	--
Months Supply of Inventory	2.2	2.0	- 9.1%	--	--	--

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

Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Key Metrics						
New Listings	6	5	- 16.7%	123	162	+ 31.7%
Sold Listings	6	14	+ 133.3%	102	134	+ 31.4%
Median Sales Price*	\$322,000	\$412,500	+ 28.1%	\$529,000	\$509,500	- 3.7%
Average Sales Price*	\$374,858	\$484,968	+ 29.4%	\$547,325	\$555,407	+ 1.5%
Percent of List Price Received*	98.7%	98.0%	- 0.7%	98.7%	98.5%	- 0.2%
Days on Market Until Sale	47	129	+ 174.5%	68	83	+ 22.1%
Cumulative Days on Market Until Sale	47	143	+ 204.3%	73	85	+ 16.4%
Inventory of Homes for Sale	20	19	- 5.0%	--	--	--
Months Supply of Inventory	2.4	1.7	- 29.2%	--	--	--

* 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

