

Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

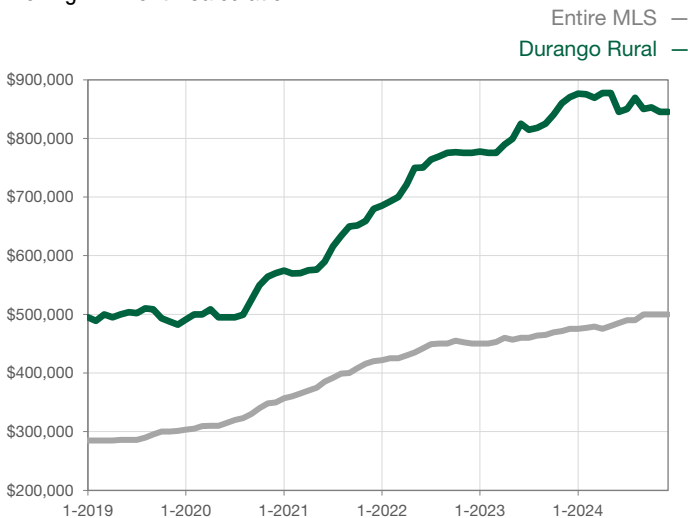
Key Metrics	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	13	14	+ 7.7%	391	408	+ 4.3%
Sold Listings	22	20	- 9.1%	285	285	0.0%
Median Sales Price*	\$892,000	\$899,000	+ 0.8%	\$870,000	\$845,000	- 2.9%
Average Sales Price*	\$956,261	\$993,575	+ 3.9%	\$1,079,427	\$939,922	- 12.9%
Percent of List Price Received*	94.7%	97.1%	+ 2.5%	97.7%	97.8%	+ 0.1%
Days on Market Until Sale	121	101	- 16.5%	95	102	+ 7.4%
Cumulative Days on Market Until Sale	121	111	- 8.3%	100	108	+ 8.0%
Inventory of Homes for Sale	82	79	- 3.7%	--	--	--
Months Supply of Inventory	3.5	3.3	- 5.7%	--	--	--

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

Key Metrics	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	1	0	- 100.0%	31	42	+ 35.5%
Sold Listings	1	4	+ 300.0%	22	36	+ 63.6%
Median Sales Price*	\$499,000	\$661,000	+ 32.5%	\$533,750	\$549,250	+ 2.9%
Average Sales Price*	\$499,000	\$649,875	+ 30.2%	\$602,205	\$661,889	+ 9.9%
Percent of List Price Received*	92.6%	99.0%	+ 6.9%	98.3%	98.6%	+ 0.3%
Days on Market Until Sale	77	95	+ 23.4%	78	76	- 2.6%
Cumulative Days on Market Until Sale	77	95	+ 23.4%	80	76	- 5.0%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	4.9	2.4	- 51.0%	--	--	--

* 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

