

# Local Market Update for March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Rural

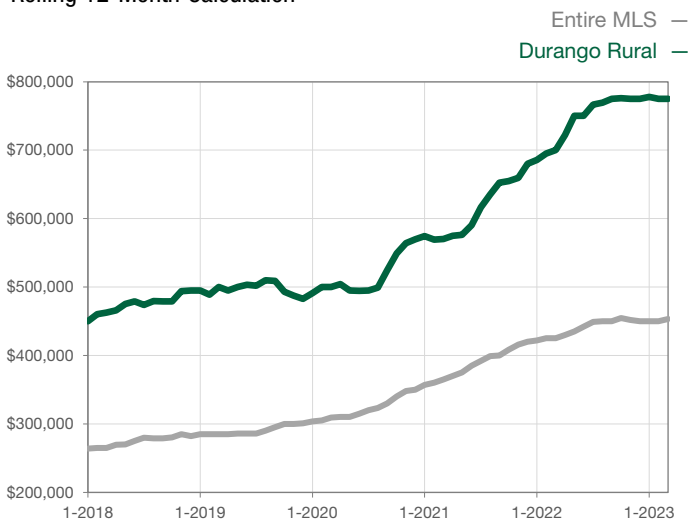
Single Family	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	35	25	- 28.6%	86	47	- 45.3%
Sold Listings	24	15	- 37.5%	58	31	- 46.6%
Median Sales Price*	\$842,000	<b>\$957,500</b>	+ 13.7%	\$766,275	<b>\$775,000</b>	+ 1.1%
Average Sales Price*	\$1,274,953	<b>\$926,800</b>	- 27.3%	\$989,046	<b>\$887,749</b>	- 10.2%
Percent of List Price Received*	97.7%	<b>96.9%</b>	- 0.8%	98.7%	<b>96.7%</b>	- 2.0%
Days on Market Until Sale	122	<b>132</b>	+ 8.2%	119	<b>127</b>	+ 6.7%
Cumulative Days on Market Until Sale	124	<b>132</b>	+ 6.5%	122	<b>133</b>	+ 9.0%
Inventory of Homes for Sale	50	<b>64</b>	+ 28.0%	--	--	--
Months Supply of Inventory	1.3	<b>2.4</b>	+ 84.6%	--	--	--

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

Townhouse/Condo	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	7	1	- 85.7%	11	3	- 72.7%
Sold Listings	1	1	0.0%	8	4	- 50.0%
Median Sales Price*	\$201,000	<b>\$750,000</b>	+ 273.1%	\$592,500	<b>\$737,500</b>	+ 24.5%
Average Sales Price*	\$201,000	<b>\$750,000</b>	+ 273.1%	\$585,063	<b>\$698,750</b>	+ 19.4%
Percent of List Price Received*	100.5%	<b>100.0%</b>	- 0.5%	102.1%	<b>98.4%</b>	- 3.6%
Days on Market Until Sale	17	<b>142</b>	+ 735.3%	43	<b>74</b>	+ 72.1%
Cumulative Days on Market Until Sale	17	<b>142</b>	+ 735.3%	44	<b>84</b>	+ 90.9%
Inventory of Homes for Sale	4	<b>1</b>	- 75.0%	--	--	--
Months Supply of Inventory	0.9	<b>0.3</b>	- 66.7%	--	--	--

\* 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

