

# Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango In Town

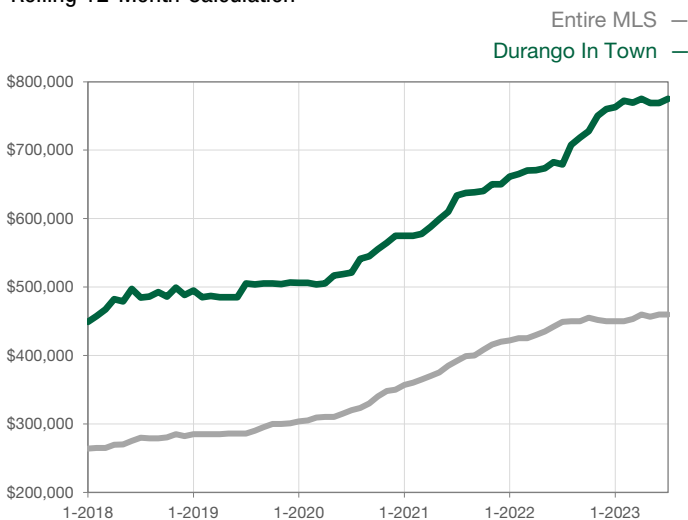
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	14	21	+ 50.0%	117	100	- 14.5%
Sold Listings	6	12	+ 100.0%	72	68	- 5.6%
Median Sales Price*	\$629,743	<b>\$819,500</b>	+ 30.1%	\$715,000	<b>\$765,000</b>	+ 7.0%
Average Sales Price*	\$724,414	<b>\$932,690</b>	+ 28.8%	\$868,451	<b>\$906,061</b>	+ 4.3%
Percent of List Price Received*	100.6%	<b>98.8%</b>	- 1.8%	102.8%	<b>98.0%</b>	- 4.7%
Days on Market Until Sale	103	<b>92</b>	- 10.7%	74	<b>79</b>	+ 6.8%
Cumulative Days on Market Until Sale	103	<b>101</b>	- 1.9%	77	<b>91</b>	+ 18.2%
Inventory of Homes for Sale	31	<b>35</b>	+ 12.9%	--	--	--
Months Supply of Inventory	2.6	<b>3.1</b>	+ 19.2%	--	--	--

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

Townhouse/Condo	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	16	12	- 25.0%	92	77	- 16.3%
Sold Listings	11	9	- 18.2%	80	58	- 27.5%
Median Sales Price*	\$430,000	<b>\$517,000</b>	+ 20.2%	\$464,722	<b>\$525,000</b>	+ 13.0%
Average Sales Price*	\$452,949	<b>\$485,917</b>	+ 7.3%	\$514,612	<b>\$531,611</b>	+ 3.3%
Percent of List Price Received*	102.9%	<b>97.4%</b>	- 5.3%	101.3%	<b>98.9%</b>	- 2.4%
Days on Market Until Sale	39	<b>52</b>	+ 33.3%	78	<b>74</b>	- 5.1%
Cumulative Days on Market Until Sale	49	<b>52</b>	+ 6.1%	81	<b>81</b>	0.0%
Inventory of Homes for Sale	28	<b>30</b>	+ 7.1%	--	--	--
Months Supply of Inventory	1.9	<b>3.2</b>	+ 68.4%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

