

Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

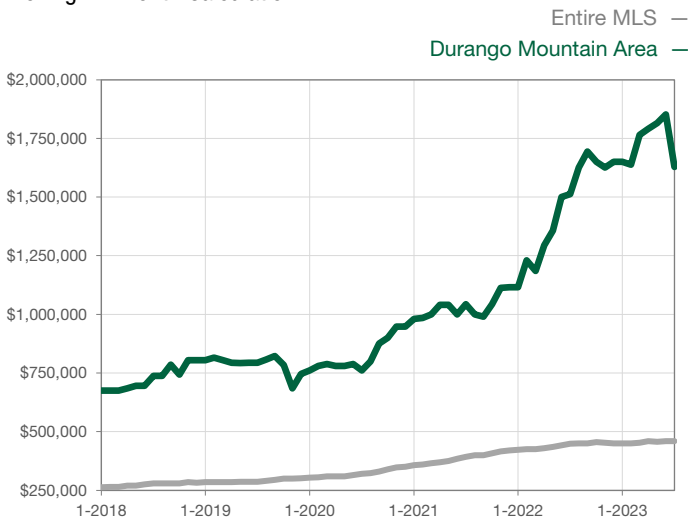
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Key Metrics						
New Listings	4	4	0.0%	30	24	- 20.0%
Sold Listings	6	4	- 33.3%	23	16	- 30.4%
Median Sales Price*	\$1,852,500	\$1,037,500	- 44.0%	\$1,765,000	\$2,110,000	+ 19.5%
Average Sales Price*	\$2,173,333	\$2,307,500	+ 6.2%	\$1,955,913	\$2,270,336	+ 16.1%
Percent of List Price Received*	100.3%	98.3%	- 2.0%	100.1%	95.7%	- 4.4%
Days on Market Until Sale	137	50	- 63.5%	122	76	- 37.7%
Cumulative Days on Market Until Sale	137	91	- 33.6%	145	98	- 32.4%
Inventory of Homes for Sale	13	16	+ 23.1%	--	--	--
Months Supply of Inventory	3.1	5.5	+ 77.4%	--	--	--

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

Townhouse/Condo	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Key Metrics						
New Listings	15	16	+ 6.7%	104	82	- 21.2%
Sold Listings	13	10	- 23.1%	78	54	- 30.8%
Median Sales Price*	\$757,500	\$519,000	- 31.5%	\$427,500	\$422,000	- 1.3%
Average Sales Price*	\$644,838	\$557,500	- 13.5%	\$582,701	\$544,379	- 6.6%
Percent of List Price Received*	100.2%	98.0%	- 2.2%	99.4%	97.7%	- 1.7%
Days on Market Until Sale	196	107	- 45.4%	87	97	+ 11.5%
Cumulative Days on Market Until Sale	196	107	- 45.4%	88	99	+ 12.5%
Inventory of Homes for Sale	38	31	- 18.4%	--	--	--
Months Supply of Inventory	3.3	3.4	+ 3.0%	--	--	--

* 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

