

Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

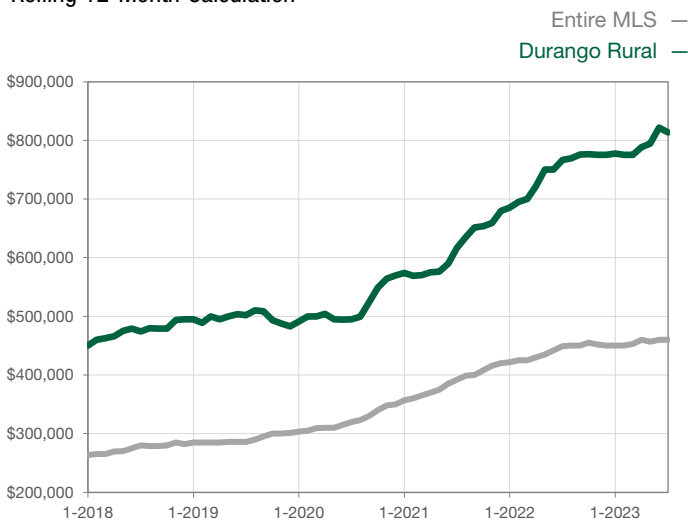
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Key Metrics						
New Listings	51	47	- 7.8%	295	262	- 11.2%
Sold Listings	32	33	+ 3.1%	199	143	- 28.1%
Median Sales Price*	\$870,000	\$801,000	- 7.9%	\$776,500	\$847,000	+ 9.1%
Average Sales Price*	\$1,059,694	\$1,071,197	+ 1.1%	\$945,962	\$1,006,978	+ 6.5%
Percent of List Price Received*	99.4%	97.3%	- 2.1%	100.2%	97.7%	- 2.5%
Days on Market Until Sale	71	59	- 16.9%	93	88	- 5.4%
Cumulative Days on Market Until Sale	75	63	- 16.0%	97	95	- 2.1%
Inventory of Homes for Sale	121	111	- 8.3%	--	--	--
Months Supply of Inventory	3.6	4.6	+ 27.8%	--	--	--

* 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	8	2	- 75.0%	35	14	- 60.0%
Sold Listings	8	3	- 62.5%	28	14	- 50.0%
Median Sales Price*	\$562,500	\$563,000	+ 0.1%	\$550,000	\$551,500	+ 0.3%
Average Sales Price*	\$481,625	\$566,000	+ 17.5%	\$523,875	\$582,536	+ 11.2%
Percent of List Price Received*	100.1%	97.9%	- 2.2%	101.3%	98.7%	- 2.6%
Days on Market Until Sale	58	66	+ 13.8%	47	82	+ 74.5%
Cumulative Days on Market Until Sale	58	66	+ 13.8%	48	85	+ 77.1%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--

* 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

