

Local Market Update for September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

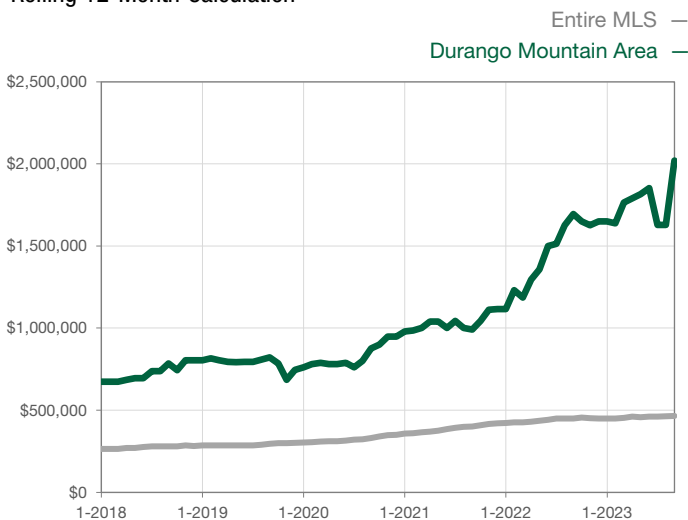
Single Family	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Key Metrics						
New Listings	5	2	- 60.0%	37	31	- 16.2%
Sold Listings	1	5	+ 400.0%	28	23	- 17.9%
Median Sales Price*	\$1,625,000	\$2,850,000	+ 75.4%	\$1,729,500	\$2,130,000	+ 23.2%
Average Sales Price*	\$1,625,000	\$2,684,000	+ 65.2%	\$1,973,554	\$2,316,973	+ 17.4%
Percent of List Price Received*	85.5%	94.8%	+ 10.9%	99.3%	95.8%	- 3.5%
Days on Market Until Sale	94	163	+ 73.4%	111	92	- 17.1%
Cumulative Days on Market Until Sale	197	202	+ 2.5%	133	116	- 12.8%
Inventory of Homes for Sale	14	11	- 21.4%	--	--	--
Months Supply of Inventory	3.9	3.5	- 10.3%	--	--	--

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

Townhouse/Condo	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Key Metrics						
New Listings	11	11	0.0%	130	110	- 15.4%
Sold Listings	18	9	- 50.0%	113	80	- 29.2%
Median Sales Price*	\$412,000	\$840,000	+ 103.9%	\$449,000	\$512,500	+ 14.1%
Average Sales Price*	\$514,181	\$1,139,111	+ 121.5%	\$598,196	\$650,291	+ 8.7%
Percent of List Price Received*	97.0%	98.5%	+ 1.5%	99.0%	97.8%	- 1.2%
Days on Market Until Sale	113	79	- 30.1%	102	95	- 6.9%
Cumulative Days on Market Until Sale	113	79	- 30.1%	103	97	- 5.8%
Inventory of Homes for Sale	29	30	+ 3.4%	--	--	--
Months Supply of Inventory	2.4	3.6	+ 50.0%	--	--	--

* 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

