

Local Market Update for September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

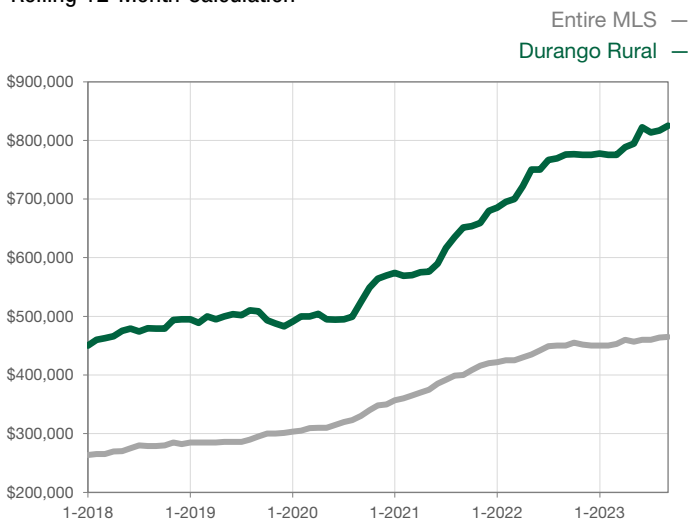
| Single Family | September | | | Year to Date | | |
|--------------------------------------|-------------|------------------|-----------------------------------|--------------|--------------------|-----------------------------------|
| | 2022 | 2023 | Percent Change from Previous Year | Thru 09-2022 | Thru 09-2023 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 35 | 40 | + 14.3% | 369 | 341 | - 7.6% |
| Sold Listings | 36 | 35 | - 2.8% | 266 | 214 | - 19.5% |
| Median Sales Price* | \$862,303 | \$950,000 | + 10.2% | \$776,917 | \$854,950 | + 10.0% |
| Average Sales Price* | \$1,193,323 | \$987,970 | - 17.2% | \$978,337 | \$1,005,964 | + 2.8% |
| Percent of List Price Received* | 98.3% | 96.7% | - 1.6% | 99.8% | 97.8% | - 2.0% |
| Days on Market Until Sale | 104 | 126 | + 21.2% | 92 | 93 | + 1.1% |
| Cumulative Days on Market Until Sale | 110 | 133 | + 20.9% | 96 | 101 | + 5.2% |
| Inventory of Homes for Sale | 118 | 118 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 3.7 | 4.9 | + 32.4% | -- | -- | -- |

* 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 | 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 | 0 | 7 | -- | 38 | 27 | - 28.9% |
| Sold Listings | 3 | 1 | - 66.7% | 38 | 17 | - 55.3% |
| Median Sales Price* | \$679,000 | \$614,000 | - 9.6% | \$572,000 | \$563,000 | - 1.6% |
| Average Sales Price* | \$628,833 | \$614,000 | - 2.4% | \$546,237 | \$581,559 | + 6.5% |
| Percent of List Price Received* | 99.5% | 99.4% | - 0.1% | 100.8% | 98.9% | - 1.9% |
| Days on Market Until Sale | 56 | 46 | - 17.9% | 47 | 82 | + 74.5% |
| Cumulative Days on Market Until Sale | 56 | 46 | - 17.9% | 47 | 84 | + 78.7% |
| Inventory of Homes for Sale | 1 | 10 | + 900.0% | -- | -- | -- |
| Months Supply of Inventory | 0.2 | 5.5 | + 2650.0% | -- | -- | -- |

* 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

