

Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

Not all agents are the same!



San Juan County

Contact the Durango Area Association of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

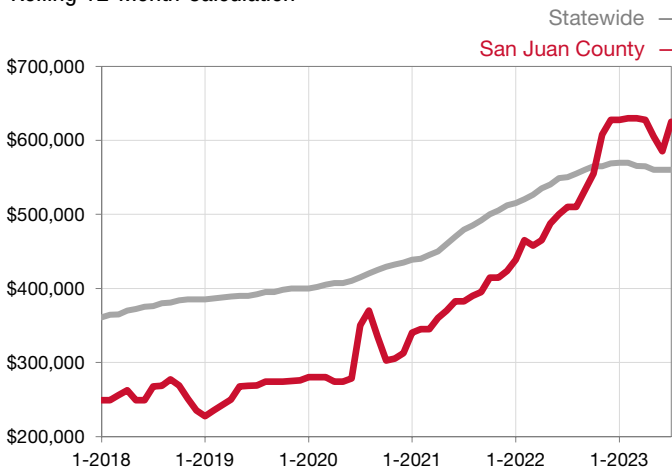
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Key Metrics						
New Listings	5	2	- 60.0%	25	17	- 32.0%
Sold Listings	4	2	- 50.0%	12	9	- 25.0%
Median Sales Price*	\$680,000	\$710,000	+ 4.4%	\$639,900	\$649,000	+ 1.4%
Average Sales Price*	\$737,500	\$710,000	- 3.7%	\$696,608	\$755,174	+ 8.4%
Percent of List Price Received*	90.5%	99.5%	+ 9.9%	93.3%	94.8%	+ 1.6%
Days on Market Until Sale	86	66	- 23.3%	100	130	+ 30.0%
Inventory of Homes for Sale	12	17	+ 41.7%	--	--	--
Months Supply of Inventory	4.7	8.1	+ 72.3%	--	--	--

* 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	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	3	5	+ 66.7%	16	10	- 37.5%
Sold Listings	2	0	- 100.0%	12	5	- 58.3%
Median Sales Price*	\$585,000	\$0	- 100.0%	\$412,500	\$342,000	- 17.1%
Average Sales Price*	\$585,000	\$0	- 100.0%	\$477,250	\$472,400	- 1.0%
Percent of List Price Received*	95.5%	0.0%	- 100.0%	99.4%	96.2%	- 3.2%
Days on Market Until Sale	96	0	- 100.0%	75	99	+ 32.0%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	2.7	3.0	+ 11.1%	--	--	--

* 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

