

Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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Your Agent is a REALTOR®

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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.

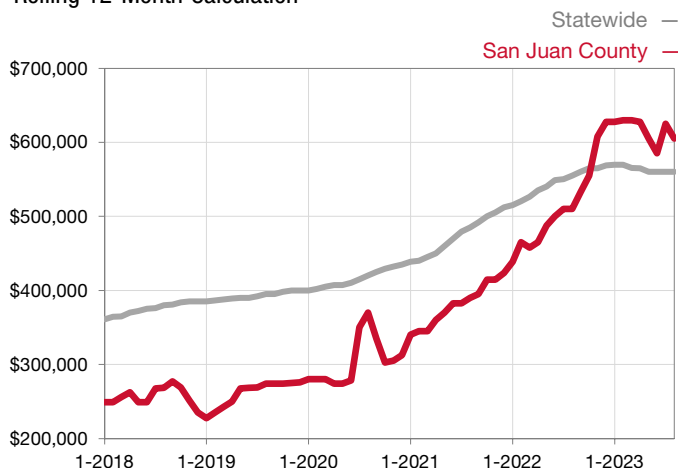
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	3	2	- 33.3%	28	19	- 32.1%
Sold Listings	3	0	- 100.0%	15	9	- 40.0%
Median Sales Price*	\$680,000	\$0	- 100.0%	\$650,000	\$649,000	- 0.2%
Average Sales Price*	\$918,333	\$0	- 100.0%	\$740,953	\$755,174	+ 1.9%
Percent of List Price Received*	89.5%	0.0%	- 100.0%	92.6%	94.8%	+ 2.4%
Days on Market Until Sale	93	0	- 100.0%	98	130	+ 32.7%
Inventory of Homes for Sale	12	16	+ 33.3%	--	--	--
Months Supply of Inventory	4.7	8.0	+ 70.2%	--	--	--

* 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	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	3	4	+ 33.3%	19	14	- 26.3%
Sold Listings	1	2	+ 100.0%	13	7	- 46.2%
Median Sales Price*	\$332,500	\$427,500	+ 28.6%	\$385,000	\$385,000	0.0%
Average Sales Price*	\$332,500	\$427,500	+ 28.6%	\$466,115	\$459,571	- 1.4%
Percent of List Price Received*	103.9%	97.2%	- 6.4%	99.7%	96.5%	- 3.2%
Days on Market Until Sale	48	40	- 16.7%	73	82	+ 12.3%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	2.7	3.8	+ 40.7%	--	--	--

* 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

