

Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

Not all agents are the same!



La Plata County

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

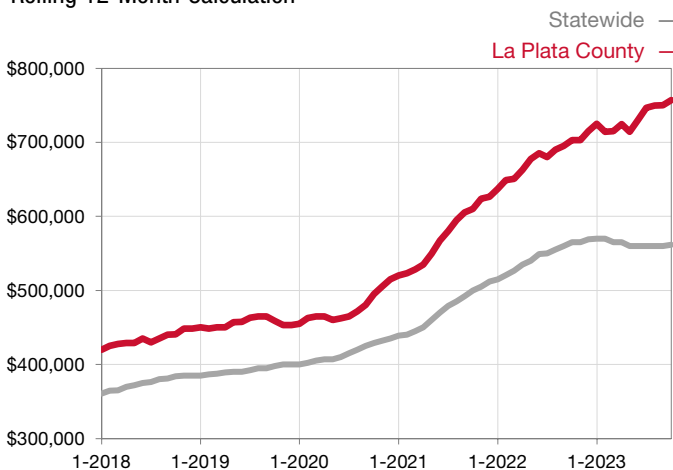
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Key Metrics						
New Listings	56	51	- 8.9%	833	712	- 14.5%
Sold Listings	59	55	- 6.8%	602	496	- 17.6%
Median Sales Price*	\$687,500	\$700,000	+ 1.8%	\$706,250	\$749,500	+ 6.1%
Average Sales Price*	\$858,522	\$1,126,413	+ 31.2%	\$911,187	\$961,960	+ 5.6%
Percent of List Price Received*	96.9%	97.3%	+ 0.4%	99.9%	97.9%	- 2.0%
Days on Market Until Sale	96	91	- 5.2%	83	86	+ 3.6%
Inventory of Homes for Sale	193	196	+ 1.6%	--	--	--
Months Supply of Inventory	3.1	4.1	+ 32.3%	--	--	--

* 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	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Key Metrics						
New Listings	25	20	- 20.0%	303	251	- 17.2%
Sold Listings	19	26	+ 36.8%	270	201	- 25.6%
Median Sales Price*	\$645,000	\$630,000	- 2.3%	\$477,000	\$530,000	+ 11.1%
Average Sales Price*	\$864,363	\$712,285	- 17.6%	\$567,627	\$606,963	+ 6.9%
Percent of List Price Received*	98.4%	98.1%	- 0.3%	100.1%	98.4%	- 1.7%
Days on Market Until Sale	129	83	- 35.7%	92	82	- 10.9%
Inventory of Homes for Sale	54	68	+ 25.9%	--	--	--
Months Supply of Inventory	2.0	3.5	+ 75.0%	--	--	--

* 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

