

# Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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## San Juan County

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

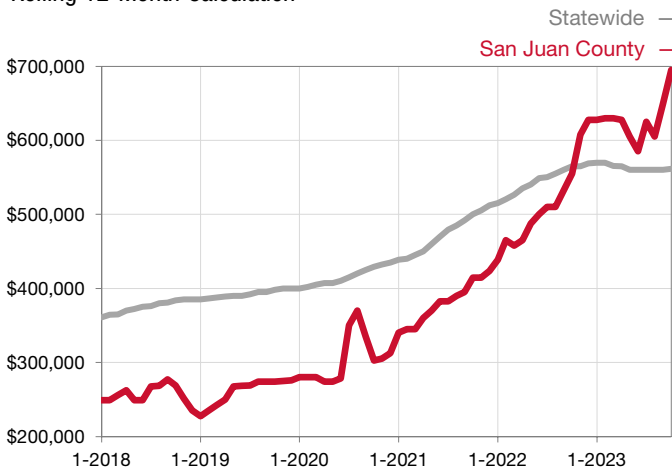
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	1	--	30	23	- 23.3%
Sold Listings	1	5	+ 400.0%	19	14	- 26.3%
Median Sales Price*	\$585,000	<b>\$765,000</b>	+ 30.8%	\$585,000	<b>\$672,000</b>	+ 14.9%
Average Sales Price*	\$585,000	<b>\$703,000</b>	+ 20.2%	\$684,437	<b>\$736,541</b>	+ 7.6%
Percent of List Price Received*	98.3%	<b>92.2%</b>	- 6.2%	93.9%	<b>93.9%</b>	0.0%
Days on Market Until Sale	118	<b>151</b>	+ 28.0%	92	<b>138</b>	+ 50.0%
Inventory of Homes for Sale	10	<b>10</b>	0.0%	--	--	--
Months Supply of Inventory	4.3	<b>4.1</b>	- 4.7%	--	--	--

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

Townhouse/Condo	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	2	1	- 50.0%	22	17	- 22.7%
Sold Listings	1	1	0.0%	17	9	- 47.1%
Median Sales Price*	\$311,000	<b>\$457,500</b>	+ 47.1%	\$385,000	<b>\$457,500</b>	+ 18.8%
Average Sales Price*	\$311,000	<b>\$457,500</b>	+ 47.1%	\$475,853	<b>\$501,611</b>	+ 5.4%
Percent of List Price Received*	97.2%	<b>98.4%</b>	+ 1.2%	99.5%	<b>96.8%</b>	- 2.7%
Days on Market Until Sale	121	<b>38</b>	- 68.6%	77	<b>77</b>	0.0%
Inventory of Homes for Sale	5	<b>10</b>	+ 100.0%	--	--	--
Months Supply of Inventory	2.5	<b>6.7</b>	+ 168.0%	--	--	--

\* 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

