

Local Market Update for November 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.

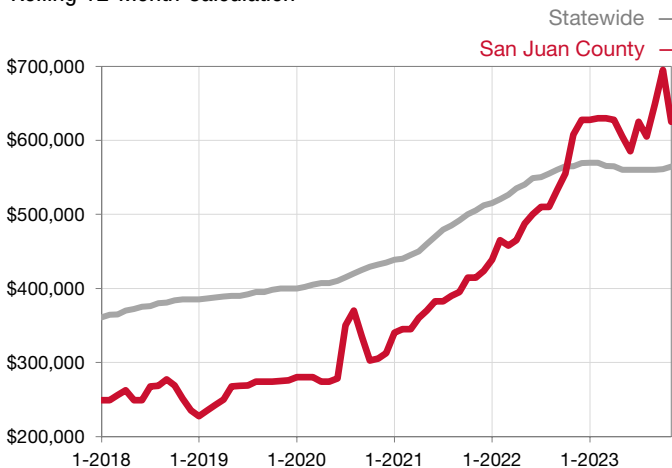
Single Family	November			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
Key Metrics						
New Listings	3	1	- 66.7%	33	24	- 27.3%
Sold Listings	2	4	+ 100.0%	21	18	- 14.3%
Median Sales Price*	\$1,900,000	\$512,500	- 73.0%	\$629,800	\$617,000	- 2.0%
Average Sales Price*	\$1,900,000	\$528,750	- 72.2%	\$800,205	\$690,365	- 13.7%
Percent of List Price Received*	84.4%	87.8%	+ 4.0%	93.0%	92.5%	- 0.5%
Days on Market Until Sale	99	110	+ 11.1%	93	132	+ 41.9%
Inventory of Homes for Sale	10	7	- 30.0%	--	--	--
Months Supply of Inventory	4.5	2.6	- 42.2%	--	--	--

* 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	November			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
Key Metrics						
New Listings	1	0	- 100.0%	23	17	- 26.1%
Sold Listings	0	0	--	17	9	- 47.1%
Median Sales Price*	\$0	\$0	--	\$385,000	\$457,500	+ 18.8%
Average Sales Price*	\$0	\$0	--	\$475,853	\$501,611	+ 5.4%
Percent of List Price Received*	0.0%	0.0%	--	99.5%	96.8%	- 2.7%
Days on Market Until Sale	0	0	--	77	77	0.0%
Inventory of Homes for Sale	5	10	+ 100.0%	--	--	--
Months Supply of Inventory	2.4	6.7	+ 179.2%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

