

Local Market Update for December 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!



La Plata County

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

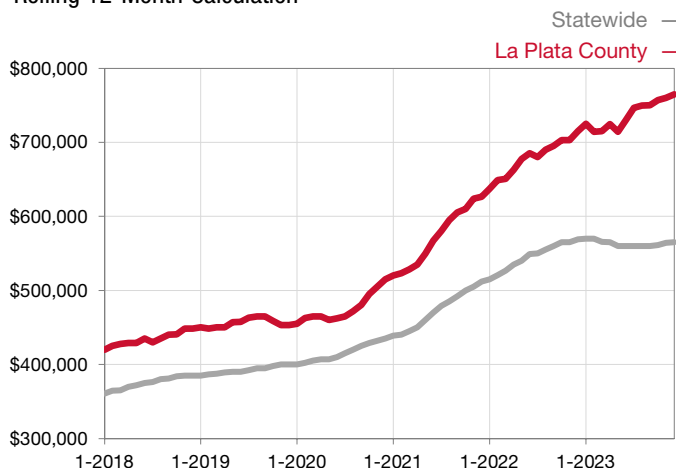
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	27	23	- 14.8%	895	763	- 14.7%
Sold Listings	35	33	- 5.7%	680	569	- 16.3%
Median Sales Price*	\$835,000	\$800,250	- 4.2%	\$715,000	\$765,000	+ 7.0%
Average Sales Price*	\$903,475	\$955,406	+ 5.7%	\$910,033	\$984,190	+ 8.1%
Percent of List Price Received*	97.6%	96.1%	- 1.5%	99.6%	97.8%	- 1.8%
Days on Market Until Sale	92	103	+ 12.0%	85	86	+ 1.2%
Inventory of Homes for Sale	149	140	- 6.0%	--	--	--
Months Supply of Inventory	2.6	3.0	+ 15.4%	--	--	--

* 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	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	11	19	+ 72.7%	324	288	- 11.1%
Sold Listings	16	9	- 43.8%	302	223	- 26.2%
Median Sales Price*	\$372,500	\$374,000	+ 0.4%	\$458,250	\$527,500	+ 15.1%
Average Sales Price*	\$444,314	\$439,128	- 1.2%	\$554,545	\$600,597	+ 8.3%
Percent of List Price Received*	98.3%	98.2%	- 0.1%	99.8%	98.3%	- 1.5%
Days on Market Until Sale	81	69	- 14.8%	90	80	- 11.1%
Inventory of Homes for Sale	46	60	+ 30.4%	--	--	--
Months Supply of Inventory	1.8	3.2	+ 77.8%	--	--	--

* 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

