

Local Market Update for February 2024

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.

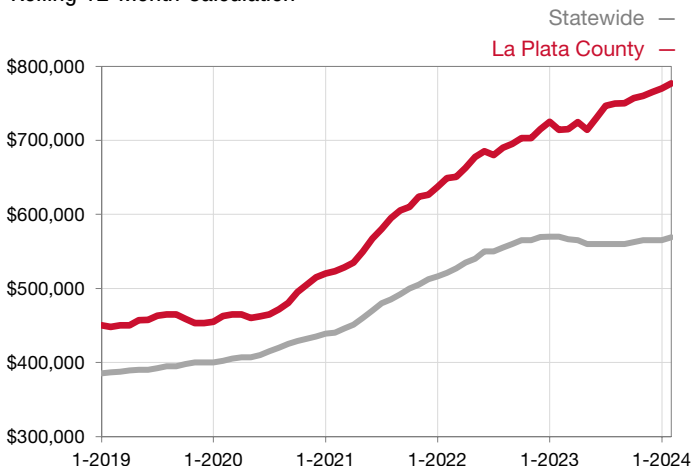
Single Family	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Key Metrics						
New Listings	27	29	+ 7.4%	56	52	- 7.1%
Sold Listings	33	15	- 54.5%	50	40	- 20.0%
Median Sales Price*	\$535,000	\$638,000	+ 19.3%	\$627,500	\$715,600	+ 14.0%
Average Sales Price*	\$682,901	\$872,753	+ 27.8%	\$717,456	\$930,225	+ 29.7%
Percent of List Price Received*	97.0%	95.5%	- 1.5%	96.2%	96.7%	+ 0.5%
Days on Market Until Sale	91	135	+ 48.4%	99	126	+ 27.3%
Inventory of Homes for Sale	102	112	+ 9.8%	--	--	--
Months Supply of Inventory	1.9	2.4	+ 26.3%	--	--	--

* 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	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Key Metrics						
New Listings	11	28	+ 154.5%	21	54	+ 157.1%
Sold Listings	10	13	+ 30.0%	25	27	+ 8.0%
Median Sales Price*	\$356,688	\$535,000	+ 50.0%	\$520,000	\$490,000	- 5.8%
Average Sales Price*	\$414,538	\$532,692	+ 28.5%	\$503,775	\$498,074	- 1.1%
Percent of List Price Received*	98.3%	97.2%	- 1.1%	97.2%	97.4%	+ 0.2%
Days on Market Until Sale	90	107	+ 18.9%	84	97	+ 15.5%
Inventory of Homes for Sale	39	70	+ 79.5%	--	--	--
Months Supply of Inventory	1.7	3.7	+ 117.6%	--	--	--

* 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

