

Local Market Update for April 2024

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.

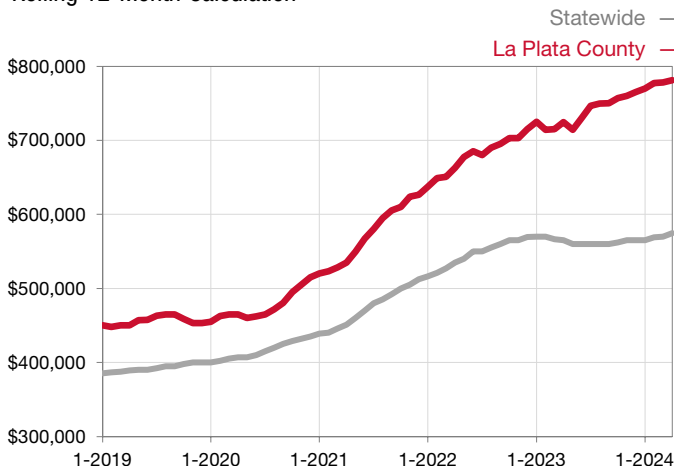
| Single Family | April | | | Year to Date | | |
|---------------------------------|-------------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2023 | 2024 | Percent Change from Previous Year | Thru 04-2023 | Thru 04-2024 | Percent Change from Previous Year |
| New Listings | 78 | 85 | + 9.0% | 180 | 209 | + 16.1% |
| Sold Listings | 33 | 33 | 0.0% | 119 | 102 | - 14.3% |
| Median Sales Price* | \$799,000 | \$900,000 | + 12.6% | \$719,000 | \$785,000 | + 9.2% |
| Average Sales Price* | \$1,116,210 | \$973,094 | - 12.8% | \$928,141 | \$914,653 | - 1.5% |
| Percent of List Price Received* | 97.2% | 98.0% | + 0.8% | 96.5% | 97.2% | + 0.7% |
| Days on Market Until Sale | 109 | 79 | - 27.5% | 103 | 116 | + 12.6% |
| Inventory of Homes for Sale | 128 | 162 | + 26.6% | -- | -- | -- |
| Months Supply of Inventory | 2.5 | 3.5 | + 40.0% | -- | -- | -- |

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

| Townhouse/Condo | April | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2023 | 2024 | Percent Change from Previous Year | Thru 04-2023 | Thru 04-2024 | Percent Change from Previous Year |
| New Listings | 27 | 41 | + 51.9% | 73 | 116 | + 58.9% |
| Sold Listings | 13 | 18 | + 38.5% | 56 | 65 | + 16.1% |
| Median Sales Price* | \$527,500 | \$427,500 | - 19.0% | \$526,250 | \$494,500 | - 6.0% |
| Average Sales Price* | \$598,108 | \$595,028 | - 0.5% | \$539,955 | \$548,800 | + 1.6% |
| Percent of List Price Received* | 99.5% | 98.0% | - 1.5% | 98.4% | 97.9% | - 0.5% |
| Days on Market Until Sale | 114 | 93 | - 18.4% | 97 | 92 | - 5.2% |
| Inventory of Homes for Sale | 38 | 84 | + 121.1% | -- | -- | -- |
| Months Supply of Inventory | 1.7 | 4.3 | + 152.9% | -- | -- | -- |

* 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

