

Local Market Update for April 2024

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

Key Metrics	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	4	3	- 25.0%	7	7	0.0%
Sold Listings	3	0	- 100.0%	3	2	- 33.3%
Median Sales Price*	\$580,000	\$0	- 100.0%	\$580,000	\$615,000	+ 6.0%
Average Sales Price*	\$1,021,523	\$0	- 100.0%	\$1,021,523	\$615,000	- 39.8%
Percent of List Price Received*	88.5%	0.0%	- 100.0%	88.5%	84.0%	- 5.1%
Days on Market Until Sale	170	0	- 100.0%	170	116	- 31.8%
Inventory of Homes for Sale	10	11	+ 10.0%	--	--	--
Months Supply of Inventory	4.5	4.9	+ 8.9%	--	--	--

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

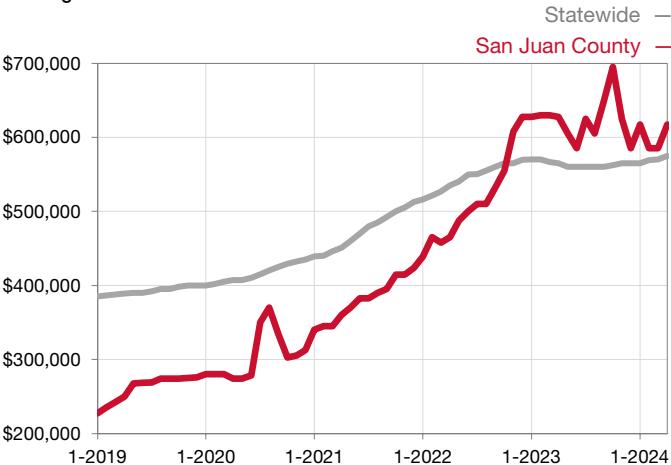
Townhouse/Condo

Key Metrics	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	0	1	--	3	7	+ 133.3%
Sold Listings	0	0	--	3	2	- 33.3%
Median Sales Price*	\$0	\$0	--	\$305,000	\$660,000	+ 116.4%
Average Sales Price*	\$0	\$0	--	\$371,667	\$660,000	+ 77.6%
Percent of List Price Received*	0.0%	0.0%	--	96.1%	98.5%	+ 2.5%
Days on Market Until Sale	0	0	--	95	190	+ 100.0%
Inventory of Homes for Sale	2	10	+ 400.0%	--	--	--
Months Supply of Inventory	1.1	8.9	+ 709.1%	--	--	--

* 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

