

Local Market Update for May 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.

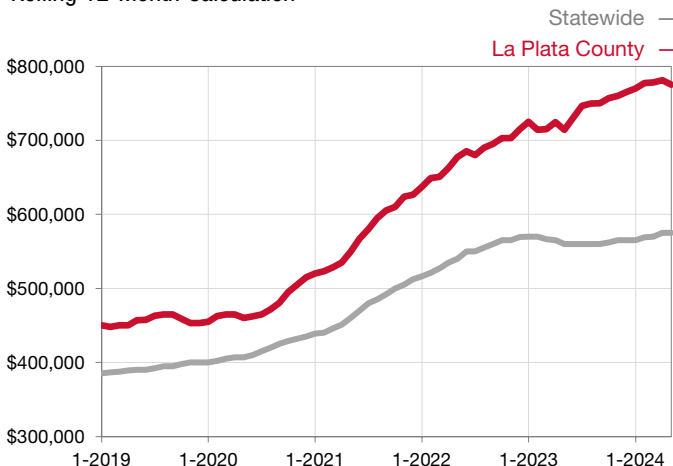
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
New Listings	117	96	- 17.9%	297	308	+ 3.7%
Sold Listings	55	51	- 7.3%	174	155	- 10.9%
Median Sales Price*	\$765,000	\$699,000	- 8.6%	\$727,110	\$750,000	+ 3.1%
Average Sales Price*	\$845,909	\$853,898	+ 0.9%	\$902,148	\$894,105	- 0.9%
Percent of List Price Received*	98.6%	98.5%	- 0.1%	97.2%	97.7%	+ 0.5%
Days on Market Until Sale	80	83	+ 3.8%	96	105	+ 9.4%
Inventory of Homes for Sale	168	206	+ 22.6%	--	--	--
Months Supply of Inventory	3.5	4.5	+ 28.6%	--	--	--

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

Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
New Listings	35	36	+ 2.9%	108	154	+ 42.6%
Sold Listings	22	22	0.0%	78	87	+ 11.5%
Median Sales Price*	\$460,000	\$497,000	+ 8.0%	\$522,500	\$495,000	- 5.3%
Average Sales Price*	\$513,741	\$556,756	+ 8.4%	\$532,561	\$550,812	+ 3.4%
Percent of List Price Received*	98.8%	98.8%	0.0%	98.5%	98.1%	- 0.4%
Days on Market Until Sale	62	73	+ 17.7%	87	87	0.0%
Inventory of Homes for Sale	55	90	+ 63.6%	--	--	--
Months Supply of Inventory	2.5	4.7	+ 88.0%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

