

# Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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## San Juan County

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

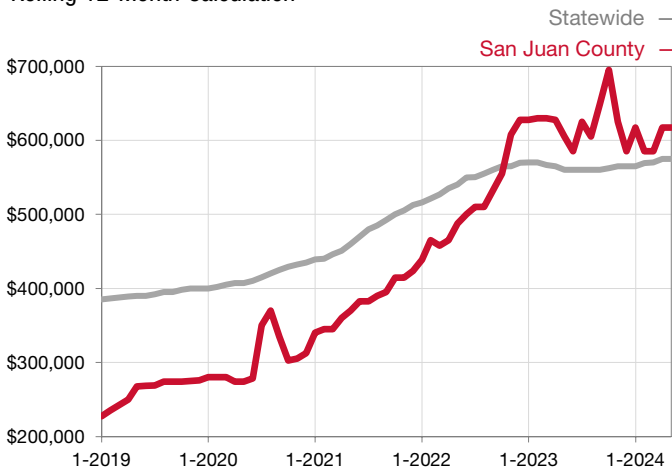
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	5	2	- 60.0%	12	9	- 25.0%
Sold Listings	2	0	- 100.0%	5	2	- 60.0%
Median Sales Price*	\$619,500	\$0	- 100.0%	\$580,000	\$615,000	+ 6.0%
Average Sales Price*	\$619,500	\$0	- 100.0%	\$860,714	\$615,000	- 28.5%
Percent of List Price Received*	101.0%	0.0%	- 100.0%	93.5%	84.0%	- 10.2%
Days on Market Until Sale	106	0	- 100.0%	144	116	- 19.4%
Inventory of Homes for Sale	14	12	- 14.3%	--	--	--
Months Supply of Inventory	6.3	5.3	- 15.9%	--	--	--

\* 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	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	1	1	0.0%	4	8	+ 100.0%
Sold Listings	1	0	- 100.0%	4	2	- 50.0%
Median Sales Price*	\$905,000	\$0	- 100.0%	\$417,500	\$660,000	+ 58.1%
Average Sales Price*	\$905,000	\$0	- 100.0%	\$505,000	\$660,000	+ 30.7%
Percent of List Price Received*	94.8%	0.0%	- 100.0%	95.8%	98.5%	+ 2.8%
Days on Market Until Sale	173	0	- 100.0%	115	190	+ 65.2%
Inventory of Homes for Sale	1	9	+ 800.0%	--	--	--
Months Supply of Inventory	0.5	7.9	+ 1480.0%	--	--	--

\* 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

