

Local Market Update for June 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.

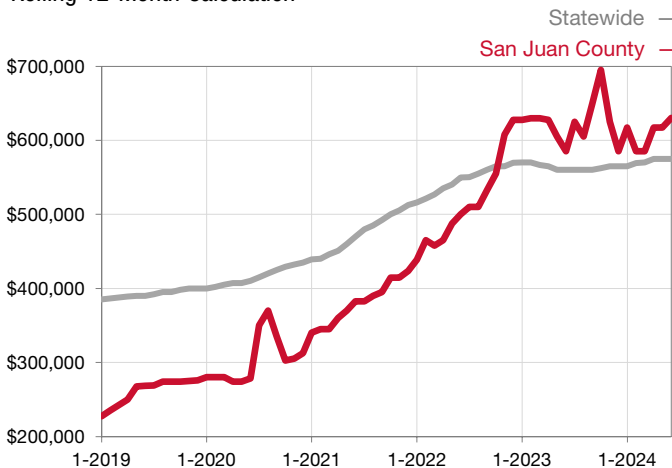
Single Family	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
Key Metrics						
New Listings	3	7	+ 133.3%	15	16	+ 6.7%
Sold Listings	2	2	0.0%	7	4	- 42.9%
Median Sales Price*	\$536,500	\$491,764	- 8.3%	\$580,000	\$615,000	+ 6.0%
Average Sales Price*	\$536,500	\$491,764	- 8.3%	\$768,081	\$553,382	- 28.0%
Percent of List Price Received*	93.4%	92.2%	- 1.3%	93.4%	88.1%	- 5.7%
Days on Market Until Sale	160	351	+ 119.4%	149	233	+ 56.4%
Inventory of Homes for Sale	15	18	+ 20.0%	--	--	--
Months Supply of Inventory	6.4	7.9	+ 23.4%	--	--	--

* 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	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
Key Metrics						
New Listings	1	3	+ 200.0%	5	11	+ 120.0%
Sold Listings	1	0	- 100.0%	5	2	- 60.0%
Median Sales Price*	\$342,000	\$0	- 100.0%	\$342,000	\$660,000	+ 93.0%
Average Sales Price*	\$342,000	\$0	- 100.0%	\$472,400	\$660,000	+ 39.7%
Percent of List Price Received*	98.0%	0.0%	- 100.0%	96.2%	98.5%	+ 2.4%
Days on Market Until Sale	37	0	- 100.0%	99	190	+ 91.9%
Inventory of Homes for Sale	2	10	+ 400.0%	--	--	--
Months Supply of Inventory	1.2	8.6	+ 616.7%	--	--	--

* 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

