

Local Market Update for July 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.

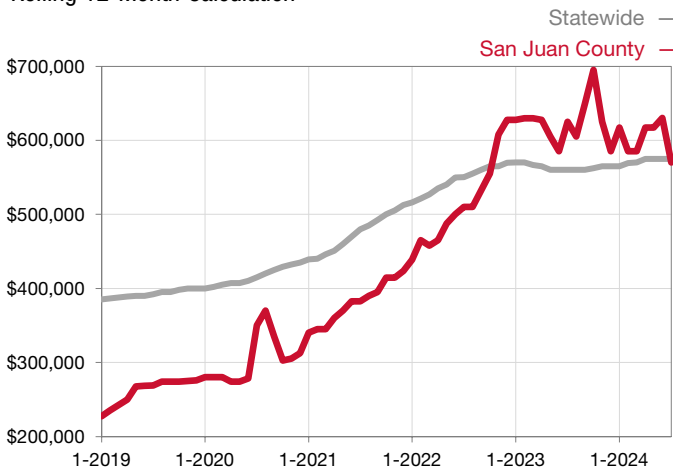
Single Family	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Key Metrics						
New Listings	2	5	+ 150.0%	17	21	+ 23.5%
Sold Listings	2	0	- 100.0%	9	4	- 55.6%
Median Sales Price*	\$710,000	\$0	- 100.0%	\$649,000	\$615,000	- 5.2%
Average Sales Price*	\$710,000	\$0	- 100.0%	\$755,174	\$553,382	- 26.7%
Percent of List Price Received*	99.5%	0.0%	- 100.0%	94.8%	88.1%	- 7.1%
Days on Market Until Sale	66	0	- 100.0%	130	233	+ 79.2%
Inventory of Homes for Sale	17	19	+ 11.8%	--	--	--
Months Supply of Inventory	8.1	8.1	0.0%	--	--	--

* 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	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Key Metrics						
New Listings	5	2	- 60.0%	10	13	+ 30.0%
Sold Listings	0	1	--	5	3	- 40.0%
Median Sales Price*	\$0	\$672,000	--	\$342,000	\$672,000	+ 96.5%
Average Sales Price*	\$0	\$672,000	--	\$472,400	\$664,000	+ 40.6%
Percent of List Price Received*	0.0%	96.1%	--	96.2%	97.7%	+ 1.6%
Days on Market Until Sale	0	391	--	99	257	+ 159.6%
Inventory of Homes for Sale	5	11	+ 120.0%	--	--	--
Months Supply of Inventory	3.0	9.6	+ 220.0%	--	--	--

* 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

