

# Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®

## La Plata County

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

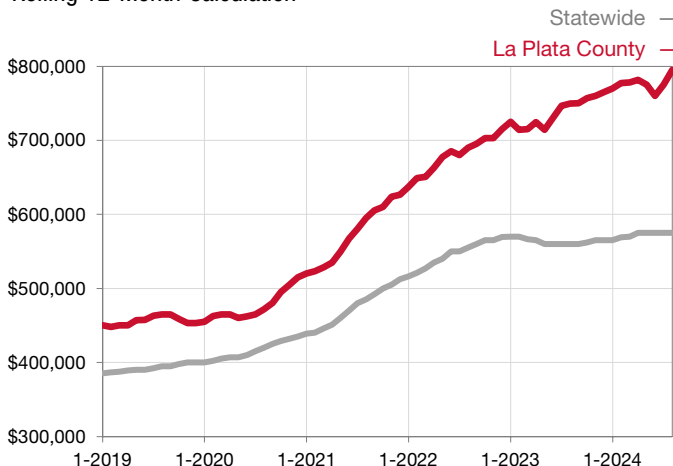
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	75	80	+ 6.7%	592	595	+ 0.5%
Sold Listings	74	59	- 20.3%	378	324	- 14.3%
Median Sales Price*	\$740,000	<b>\$880,000</b>	+ 18.9%	\$749,500	<b>\$778,700</b>	+ 3.9%
Average Sales Price*	\$896,968	<b>\$1,019,813</b>	+ 13.7%	\$930,833	<b>\$939,348</b>	+ 0.9%
Percent of List Price Received*	99.5%	<b>97.8%</b>	- 1.7%	98.0%	<b>98.1%</b>	+ 0.1%
Days on Market Until Sale	66	64	- 3.0%	80	91	+ 13.8%
Inventory of Homes for Sale	202	236	+ 16.8%	--	--	--
Months Supply of Inventory	4.2	5.5	+ 31.0%	--	--	--

\* 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	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	31	29	- 6.5%	202	258	+ 27.7%
Sold Listings	29	26	- 10.3%	152	161	+ 5.9%
Median Sales Price*	\$670,000	<b>\$456,750</b>	- 31.8%	\$529,250	<b>\$535,000</b>	+ 1.1%
Average Sales Price*	\$680,268	<b>\$537,462</b>	- 21.0%	\$568,732	<b>\$569,134</b>	+ 0.1%
Percent of List Price Received*	98.9%	<b>97.9%</b>	- 1.0%	98.5%	<b>98.3%</b>	- 0.2%
Days on Market Until Sale	82	98	+ 19.5%	85	85	0.0%
Inventory of Homes for Sale	61	98	+ 60.7%	--	--	--
Months Supply of Inventory	3.2	5.1	+ 59.4%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

