

# Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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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.

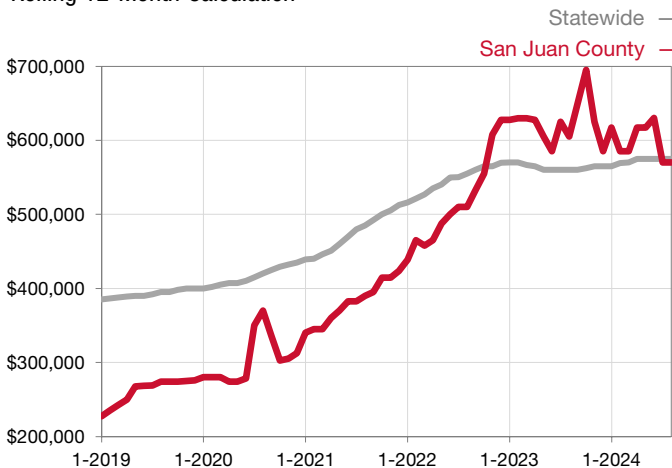
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	2	1	- 50.0%	19	22	+ 15.8%
Sold Listings	0	2	--	9	6	- 33.3%
Median Sales Price*	\$0	\$494,082	--	\$649,000	\$615,000	- 5.2%
Average Sales Price*	\$0	\$494,082	--	\$755,174	\$533,615	- 29.3%
Percent of List Price Received*	0.0%	99.1%	--	94.8%	91.8%	- 3.2%
Days on Market Until Sale	0	43	--	130	170	+ 30.8%
Inventory of Homes for Sale	16	18	+ 12.5%	--	--	--
Months Supply of Inventory	8.0	7.9	- 1.3%	--	--	--

\* 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	5	0	- 100.0%	15	13	- 13.3%
Sold Listings	2	0	- 100.0%	7	3	- 57.1%
Median Sales Price*	\$427,500	\$0	- 100.0%	\$385,000	\$672,000	+ 74.5%
Average Sales Price*	\$427,500	\$0	- 100.0%	\$459,571	\$664,000	+ 44.5%
Percent of List Price Received*	97.2%	0.0%	- 100.0%	96.5%	97.7%	+ 1.2%
Days on Market Until Sale	40	0	- 100.0%	82	257	+ 213.4%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	4.4	7.0	+ 59.1%	--	--	--

\* 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

