

# Local Market Update for September 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.

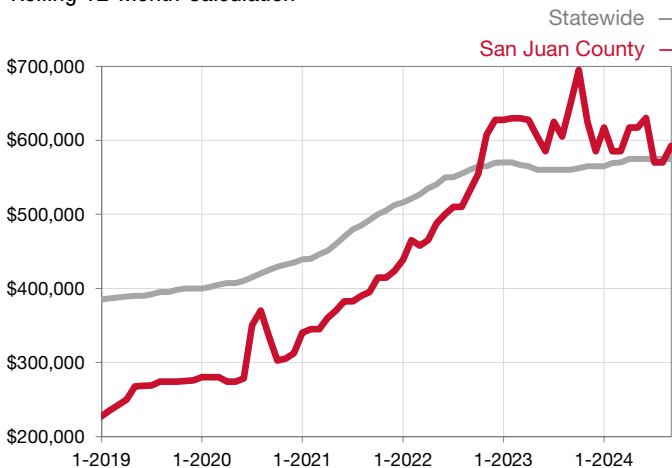
Single Family	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	4	1	- 75.0%	23	23	0.0%
Sold Listings	0	2	--	9	8	- 11.1%
Median Sales Price*	\$0	<b>\$762,500</b>	--	\$649,000	<b>\$637,500</b>	- 1.8%
Average Sales Price*	\$0	<b>\$762,500</b>	--	\$755,174	<b>\$590,836</b>	- 21.8%
Percent of List Price Received*	0.0%	<b>90.8%</b>	--	94.8%	<b>91.5%</b>	- 3.5%
Days on Market Until Sale	0	<b>106</b>	--	130	<b>154</b>	+ 18.5%
Inventory of Homes for Sale	16	<b>14</b>	- 12.5%	--	--	--
Months Supply of Inventory	8.6	<b>6.2</b>	- 27.9%	--	--	--

\* 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	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	1	0	- 100.0%	16	13	- 18.8%
Sold Listings	1	4	+ 300.0%	8	7	- 12.5%
Median Sales Price*	\$840,000	<b>\$382,750</b>	- 54.4%	\$427,500	<b>\$615,000</b>	+ 43.9%
Average Sales Price*	\$840,000	<b>\$437,625</b>	- 47.9%	\$507,125	<b>\$534,643</b>	+ 5.4%
Percent of List Price Received*	97.1%	<b>97.8%</b>	+ 0.7%	96.6%	<b>97.7%</b>	+ 1.1%
Days on Market Until Sale	75	<b>160</b>	+ 113.3%	81	<b>201</b>	+ 148.1%
Inventory of Homes for Sale	9	<b>6</b>	- 33.3%	--	--	--
Months Supply of Inventory	6.0	<b>4.0</b>	- 33.3%	--	--	--

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

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



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

