

Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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Your Agent is a REALTOR®

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are the same!



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

	October			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	52	61	+ 17.3%	717	732	+ 2.1%
Sold Listings	55	55	0.0%	496	455	- 8.3%
Median Sales Price*	\$700,000	\$725,000	+ 3.6%	\$749,500	\$775,000	+ 3.4%
Average Sales Price*	\$1,126,413	\$983,980	- 12.6%	\$961,960	\$951,235	- 1.1%
Percent of List Price Received*	97.3%	98.4%	+ 1.1%	97.9%	98.0%	+ 0.1%
Days on Market Until Sale	91	86	- 5.5%	86	92	+ 7.0%
Inventory of Homes for Sale	199	228	+ 14.6%	--	--	--
Months Supply of Inventory	4.2	5.2	+ 23.8%	--	--	--

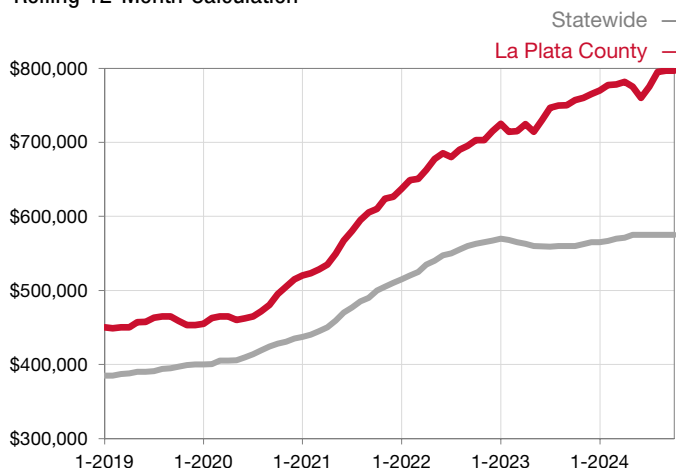
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo

	October			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	20	25	+ 25.0%	250	323	+ 29.2%
Sold Listings	26	32	+ 23.1%	201	214	+ 6.5%
Median Sales Price*	\$630,000	\$654,500	+ 3.9%	\$530,000	\$550,000	+ 3.8%
Average Sales Price*	\$712,285	\$823,235	+ 15.6%	\$606,963	\$614,306	+ 1.2%
Percent of List Price Received*	98.1%	98.3%	+ 0.2%	98.4%	98.2%	- 0.2%
Days on Market Until Sale	83	99	+ 19.3%	82	91	+ 11.0%
Inventory of Homes for Sale	67	87	+ 29.9%	--	--	--
Months Supply of Inventory	3.5	4.4	+ 25.7%	--	--	--

* 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

