

# Local Market Update for October 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.

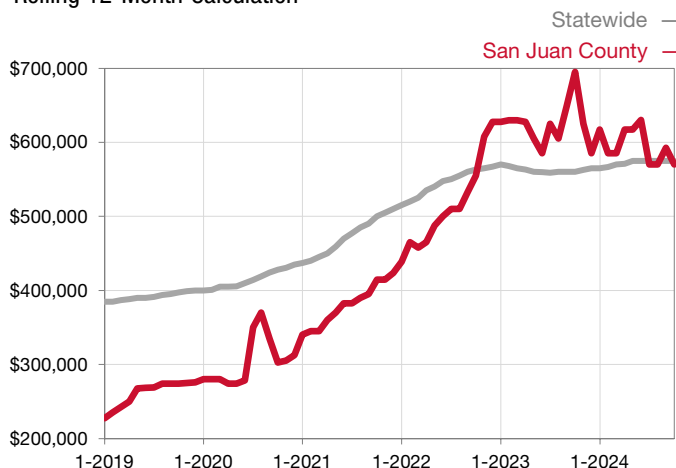
Single Family	October			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	0	0	--	23	23	0.0%
Sold Listings	5	1	- 80.0%	14	9	- 35.7%
Median Sales Price*	\$765,000	<b>\$485,000</b>	- 36.6%	\$672,000	<b>\$600,000</b>	- 10.7%
Average Sales Price*	\$703,000	<b>\$485,000</b>	- 31.0%	\$736,541	<b>\$579,077</b>	- 21.4%
Percent of List Price Received*	92.2%	<b>86.6%</b>	- 6.1%	93.9%	<b>91.0%</b>	- 3.1%
Days on Market Until Sale	151	<b>663</b>	+ 339.1%	138	<b>210</b>	+ 52.2%
Inventory of Homes for Sale	11	<b>9</b>	- 18.2%	--	--	--
Months Supply of Inventory	4.5	<b>5.1</b>	+ 13.3%	--	--	--

\* 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	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	1	3	+ 200.0%	17	16	- 5.9%
Sold Listings	1	0	- 100.0%	9	8	- 11.1%
Median Sales Price*	\$457,500	<b>\$0</b>	- 100.0%	\$457,500	<b>\$530,000</b>	+ 15.8%
Average Sales Price*	\$457,500	<b>\$0</b>	- 100.0%	\$501,611	<b>\$521,438</b>	+ 4.0%
Percent of List Price Received*	98.4%	<b>0.0%</b>	- 100.0%	96.8%	<b>97.9%</b>	+ 1.1%
Days on Market Until Sale	38	0	- 100.0%	77	<b>187</b>	+ 142.9%
Inventory of Homes for Sale	9	<b>7</b>	- 22.2%	--	--	--
Months Supply of Inventory	6.0	<b>3.9</b>	- 35.0%	--	--	--

\* 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

