

Local Market Update for November 2024

A Research Tool Provided by the Colorado Association of REALTORS®

San Juan County

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

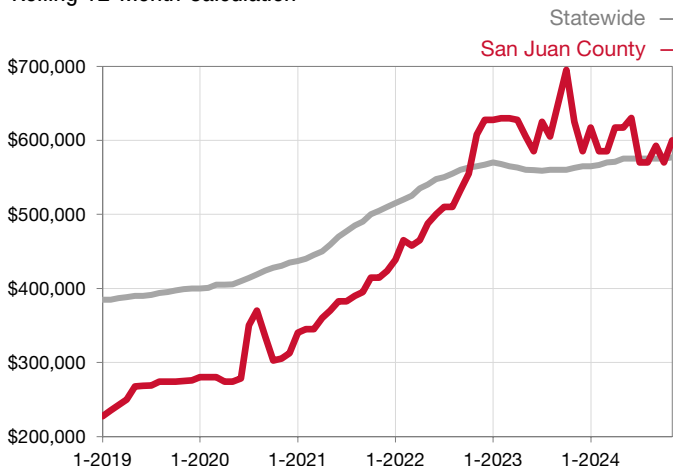
Single Family	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
Key Metrics						
New Listings	1	1	0.0%	24	24	0.0%
Sold Listings	4	3	- 25.0%	18	12	- 33.3%
Median Sales Price*	\$512,500	\$620,000	+ 21.0%	\$617,000	\$610,000	- 1.1%
Average Sales Price*	\$528,750	\$688,333	+ 30.2%	\$690,365	\$606,391	- 12.2%
Percent of List Price Received*	87.8%	96.9%	+ 10.4%	92.5%	92.4%	- 0.1%
Days on Market Until Sale	110	140	+ 27.3%	132	193	+ 46.2%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	3.3	3.1	- 6.1%	--	--	--

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

Townhouse/Condo	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
Key Metrics						
New Listings	0	1	--	17	17	0.0%
Sold Listings	0	1	--	9	9	0.0%
Median Sales Price*	\$0	\$1,020,000	--	\$457,500	\$615,000	+ 34.4%
Average Sales Price*	\$0	\$1,020,000	--	\$501,611	\$576,833	+ 15.0%
Percent of List Price Received*	0.0%	94.9%	--	96.8%	97.5%	+ 0.7%
Days on Market Until Sale	0	162	--	77	184	+ 139.0%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	6.0	3.6	- 40.0%	--	--	--

* 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

