

Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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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.

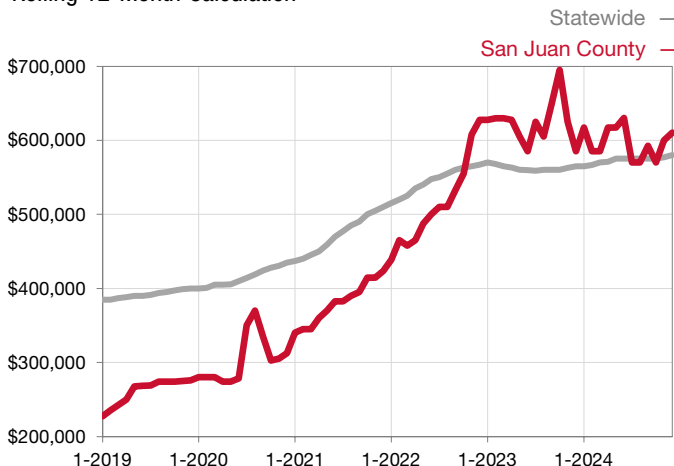
Single Family	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	0	1	--	24	25	+ 4.2%
Sold Listings	1	0	- 100.0%	19	12	- 36.8%
Median Sales Price*	\$254,000	\$0	- 100.0%	\$585,000	\$610,000	+ 4.3%
Average Sales Price*	\$254,000	\$0	- 100.0%	\$667,398	\$606,391	- 9.1%
Percent of List Price Received*	100.0%	0.0%	- 100.0%	92.9%	92.4%	- 0.5%
Days on Market Until Sale	71	0	- 100.0%	128	193	+ 50.8%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	2.2	3.5	+ 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.

Townhouse/Condo	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	1	0	- 100.0%	18	17	- 5.6%
Sold Listings	1	0	- 100.0%	10	9	- 10.0%
Median Sales Price*	\$220,000	\$0	- 100.0%	\$421,250	\$615,000	+ 46.0%
Average Sales Price*	\$220,000	\$0	- 100.0%	\$473,450	\$576,833	+ 21.8%
Percent of List Price Received*	88.4%	0.0%	- 100.0%	95.9%	97.5%	+ 1.7%
Days on Market Until Sale	136	0	- 100.0%	83	184	+ 121.7%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	5.6	3.3	- 41.1%	--	--	--

* 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

