

# Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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## La Plata County

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

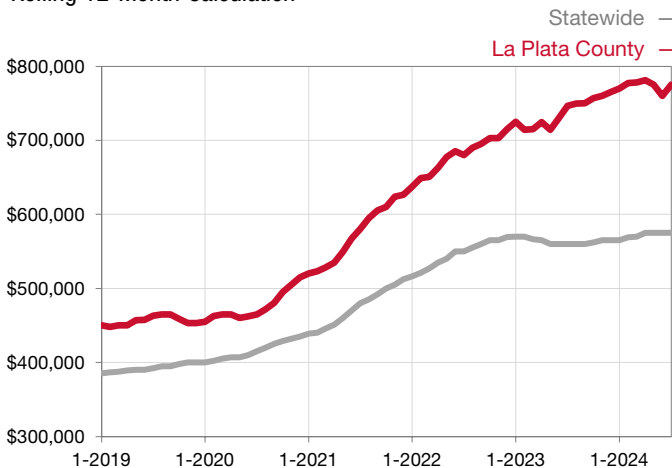
Single Family	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	96	<b>96</b>	0.0%	517	<b>511</b>	- 1.2%
Sold Listings	63	<b>63</b>	0.0%	304	<b>264</b>	- 13.2%
Median Sales Price*	\$725,000	<b>\$845,000</b>	+ 16.6%	\$749,500	<b>\$750,000</b>	+ 0.1%
Average Sales Price*	\$996,479	<b>\$917,583</b>	- 7.9%	\$939,077	<b>\$919,621</b>	- 2.1%
Percent of List Price Received*	98.2%	<b>98.6%</b>	+ 0.4%	97.6%	<b>98.1%</b>	+ 0.5%
Days on Market Until Sale	66	<b>85</b>	+ 28.8%	83	<b>97</b>	+ 16.9%
Inventory of Homes for Sale	214	<b>256</b>	+ 19.6%	--	--	--
Months Supply of Inventory	4.4	<b>5.8</b>	+ 31.8%	--	--	--

\* 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	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	27	<b>29</b>	+ 7.4%	171	<b>226</b>	+ 32.2%
Sold Listings	22	<b>30</b>	+ 36.4%	123	<b>134</b>	+ 8.9%
Median Sales Price*	\$523,000	<b>\$575,000</b>	+ 9.9%	\$525,000	<b>\$555,000</b>	+ 5.7%
Average Sales Price*	\$529,375	<b>\$596,494</b>	+ 12.7%	\$542,434	<b>\$575,796</b>	+ 6.2%
Percent of List Price Received*	97.8%	<b>98.8%</b>	+ 1.0%	98.4%	<b>98.4%</b>	0.0%
Days on Market Until Sale	79	<b>78</b>	- 1.3%	85	<b>82</b>	- 3.5%
Inventory of Homes for Sale	60	<b>99</b>	+ 65.0%	--	--	--
Months Supply of Inventory	2.9	<b>5.1</b>	+ 75.9%	--	--	--

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

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



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

