

Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

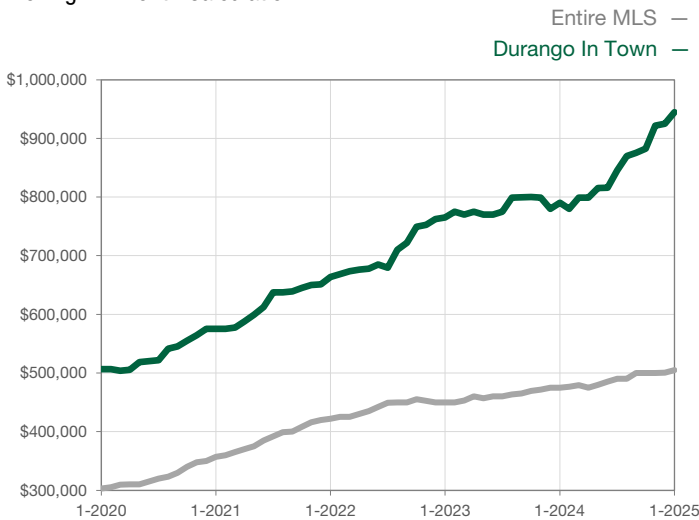
Single Family	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Key Metrics						
New Listings	8	10	+ 25.0%	8	10	+ 25.0%
Sold Listings	4	8	+ 100.0%	4	8	+ 100.0%
Median Sales Price*	\$899,500	\$1,336,500	+ 48.6%	\$899,500	\$1,336,500	+ 48.6%
Average Sales Price*	\$908,250	\$1,377,250	+ 51.6%	\$908,250	\$1,377,250	+ 51.6%
Percent of List Price Received*	99.5%	98.0%	- 1.5%	99.5%	98.0%	- 1.5%
Days on Market Until Sale	44	113	+ 156.8%	44	113	+ 156.8%
Cumulative Days on Market Until Sale	52	113	+ 117.3%	52	113	+ 117.3%
Inventory of Homes for Sale	22	18	- 18.2%	--	--	--
Months Supply of Inventory	2.1	1.8	- 14.3%	--	--	--

* 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	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Key Metrics						
New Listings	8	14	+ 75.0%	8	14	+ 75.0%
Sold Listings	6	7	+ 16.7%	6	7	+ 16.7%
Median Sales Price*	\$587,500	\$641,552	+ 9.2%	\$587,500	\$641,552	+ 9.2%
Average Sales Price*	\$588,000	\$661,650	+ 12.5%	\$588,000	\$661,650	+ 12.5%
Percent of List Price Received*	97.8%	96.8%	- 1.0%	97.8%	96.8%	- 1.0%
Days on Market Until Sale	116	101	- 12.9%	116	101	- 12.9%
Cumulative Days on Market Until Sale	116	101	- 12.9%	116	101	- 12.9%
Inventory of Homes for Sale	17	28	+ 64.7%	--	--	--
Months Supply of Inventory	2.0	2.5	+ 25.0%	--	--	--

* 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

