

Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

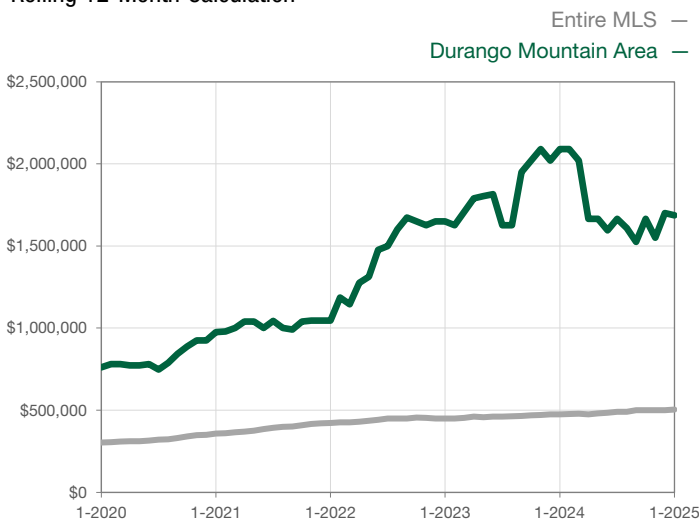
Single Family	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Key Metrics						
New Listings	1	1	0.0%	1	1	0.0%
Sold Listings	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$3,250,000	\$0	- 100.0%	\$3,250,000	\$0	- 100.0%
Average Sales Price*	\$3,250,000	\$0	- 100.0%	\$3,250,000	\$0	- 100.0%
Percent of List Price Received*	100.0%	0.0%	- 100.0%	100.0%	0.0%	- 100.0%
Days on Market Until Sale	208	0	- 100.0%	208	0	- 100.0%
Cumulative Days on Market Until Sale	208	0	- 100.0%	208	0	- 100.0%
Inventory of Homes for Sale	8	11	+ 37.5%	--	--	--
Months Supply of Inventory	2.5	3.7	+ 48.0%	--	--	--

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

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	18	13	- 27.8%	18	13	- 27.8%
Sold Listings	3	4	+ 33.3%	3	4	+ 33.3%
Median Sales Price*	\$356,000	\$1,050,000	+ 194.9%	\$356,000	\$1,050,000	+ 194.9%
Average Sales Price*	\$390,333	\$1,035,000	+ 165.2%	\$390,333	\$1,035,000	+ 165.2%
Percent of List Price Received*	96.2%	98.4%	+ 2.3%	96.2%	98.4%	+ 2.3%
Days on Market Until Sale	62	40	- 35.5%	62	40	- 35.5%
Cumulative Days on Market Until Sale	62	156	+ 151.6%	62	156	+ 151.6%
Inventory of Homes for Sale	43	44	+ 2.3%	--	--	--
Months Supply of Inventory	5.1	6.3	+ 23.5%	--	--	--

* 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

