

# Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Rural

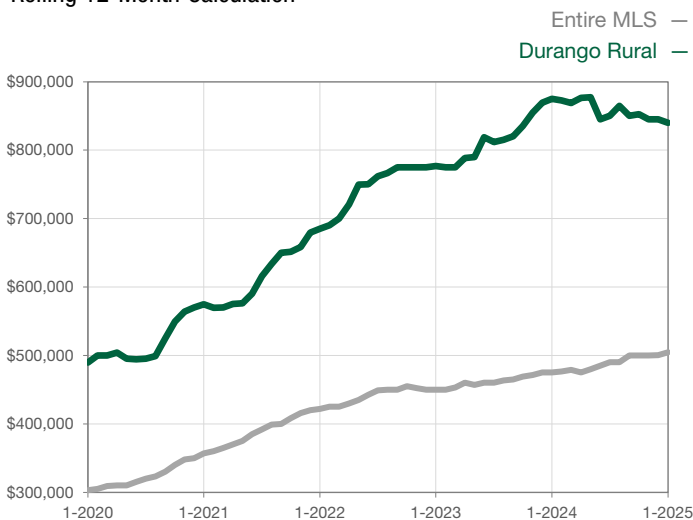
Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	12	28	+ 133.3%	12	28	+ 133.3%
Sold Listings	14	13	- 7.1%	14	13	- 7.1%
Median Sales Price*	\$1,031,250	\$767,000	- 25.6%	\$1,031,250	\$767,000	- 25.6%
Average Sales Price*	\$1,036,085	\$913,374	- 11.8%	\$1,036,085	\$913,374	- 11.8%
Percent of List Price Received*	96.6%	95.9%	- 0.7%	96.6%	95.9%	- 0.7%
Days on Market Until Sale	139	88	- 36.7%	139	88	- 36.7%
Cumulative Days on Market Until Sale	165	121	- 26.7%	165	121	- 26.7%
Inventory of Homes for Sale	75	83	+ 10.7%	--	--	--
Months Supply of Inventory	3.1	3.5	+ 12.9%	--	--	--

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

Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	1	2	+ 100.0%	1	2	+ 100.0%
Sold Listings	4	1	- 75.0%	4	1	- 75.0%
Median Sales Price*	\$390,750	\$227,500	- 41.8%	\$390,750	\$227,500	- 41.8%
Average Sales Price*	\$382,875	\$227,500	- 40.6%	\$382,875	\$227,500	- 40.6%
Percent of List Price Received*	99.2%	99.0%	- 0.2%	99.2%	99.0%	- 0.2%
Days on Market Until Sale	57	100	+ 75.4%	57	100	+ 75.4%
Cumulative Days on Market Until Sale	57	100	+ 75.4%	57	100	+ 75.4%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	4.0	2.1	- 47.5%	--	--	--

\* 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

