

Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

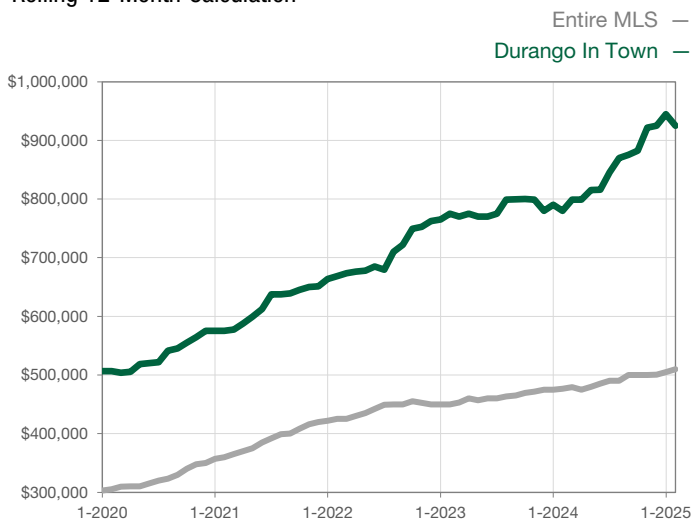
Single Family	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	9	5	- 44.4%	17	15	- 11.8%
Sold Listings	1	8	+ 700.0%	5	16	+ 220.0%
Median Sales Price*	\$667,500	\$802,500	+ 20.2%	\$750,000	\$875,000	+ 16.7%
Average Sales Price*	\$667,500	\$755,313	+ 13.2%	\$860,100	\$1,066,281	+ 24.0%
Percent of List Price Received*	95.5%	95.2%	- 0.3%	98.7%	96.6%	- 2.1%
Days on Market Until Sale	90	84	- 6.7%	53	98	+ 84.9%
Cumulative Days on Market Until Sale	90	169	+ 87.8%	60	141	+ 135.0%
Inventory of Homes for Sale	23	13	- 43.5%	--	--	--
Months Supply of Inventory	2.4	1.2	- 50.0%	--	--	--

* 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	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	17	9	- 47.1%	25	23	- 8.0%
Sold Listings	9	3	- 66.7%	15	10	- 33.3%
Median Sales Price*	\$535,000	\$509,000	- 4.9%	\$575,000	\$549,000	- 4.5%
Average Sales Price*	\$510,111	\$482,667	- 5.4%	\$541,267	\$607,955	+ 12.3%
Percent of List Price Received*	97.1%	94.8%	- 2.4%	97.4%	96.2%	- 1.2%
Days on Market Until Sale	102	97	- 4.9%	107	100	- 6.5%
Cumulative Days on Market Until Sale	115	97	- 15.7%	115	100	- 13.0%
Inventory of Homes for Sale	25	28	+ 12.0%	--	--	--
Months Supply of Inventory	2.8	2.6	- 7.1%	--	--	--

* 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

