

Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

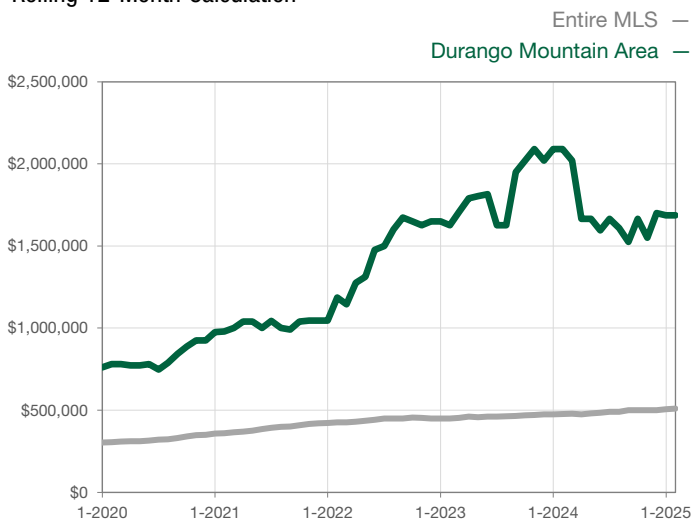
Single Family	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	0	4	--	1	5	+ 400.0%
Sold Listings	2	0	- 100.0%	3	0	- 100.0%
Median Sales Price*	\$2,092,500	\$0	- 100.0%	\$2,700,000	\$0	- 100.0%
Average Sales Price*	\$2,092,500	\$0	- 100.0%	\$2,478,333	\$0	- 100.0%
Percent of List Price Received*	94.5%	0.0%	- 100.0%	96.3%	0.0%	- 100.0%
Days on Market Until Sale	156	0	- 100.0%	173	0	- 100.0%
Cumulative Days on Market Until Sale	156	0	- 100.0%	173	0	- 100.0%
Inventory of Homes for Sale	8	16	+ 100.0%	--	--	--
Months Supply of Inventory	2.5	5.1	+ 104.0%	--	--	--

* 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	9	14	+ 55.6%	27	27	0.0%
Sold Listings	6	6	0.0%	9	10	+ 11.1%
Median Sales Price*	\$725,000	\$563,000	- 22.3%	\$570,000	\$563,000	- 1.2%
Average Sales Price*	\$804,833	\$878,917	+ 9.2%	\$666,667	\$941,350	+ 41.2%
Percent of List Price Received*	98.0%	93.9%	- 4.2%	97.4%	95.7%	- 1.7%
Days on Market Until Sale	132	135	+ 2.3%	109	97	- 11.0%
Cumulative Days on Market Until Sale	132	137	+ 3.8%	109	144	+ 32.1%
Inventory of Homes for Sale	42	51	+ 21.4%	--	--	--
Months Supply of Inventory	5.0	7.3	+ 46.0%	--	--	--

* 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

