

# Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Rural

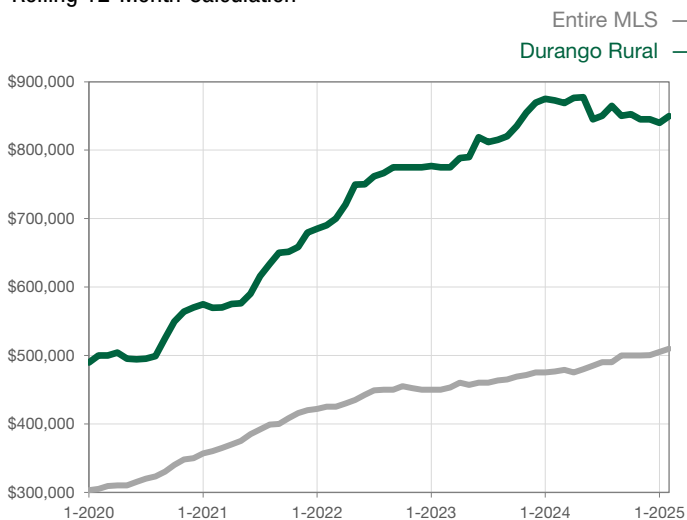
Single Family	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	10	18	+ 80.0%	22	47	+ 113.6%
Sold Listings	10	6	- 40.0%	24	19	- 20.8%
Median Sales Price*	\$581,250	\$1,055,500	+ 81.6%	\$780,000	\$851,000	+ 9.1%
Average Sales Price*	\$561,350	\$1,245,333	+ 121.8%	\$838,279	\$1,018,203	+ 21.5%
Percent of List Price Received*	92.4%	97.7%	+ 5.7%	94.8%	96.5%	+ 1.8%
Days on Market Until Sale	116	156	+ 34.5%	129	109	- 15.5%
Cumulative Days on Market Until Sale	135	164	+ 21.5%	152	134	- 11.8%
Inventory of Homes for Sale	68	85	+ 25.0%	--	--	--
Months Supply of Inventory	2.8	3.7	+ 32.1%	--	--	--

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

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	4	2	- 50.0%	5	5	0.0%
Sold Listings	0	2	--	4	3	- 25.0%
Median Sales Price*	\$0	\$912,500	--	\$390,750	\$540,000	+ 38.2%
Average Sales Price*	\$0	\$912,500	--	\$382,875	\$684,167	+ 78.7%
Percent of List Price Received*	0.0%	100.5%	--	99.2%	100.0%	+ 0.8%
Days on Market Until Sale	0	27	--	57	51	- 10.5%
Cumulative Days on Market Until Sale	0	27	--	57	51	- 10.5%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	3.5	1.8	- 48.6%	--	--	--

\* 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

