

Local Market Update for March 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

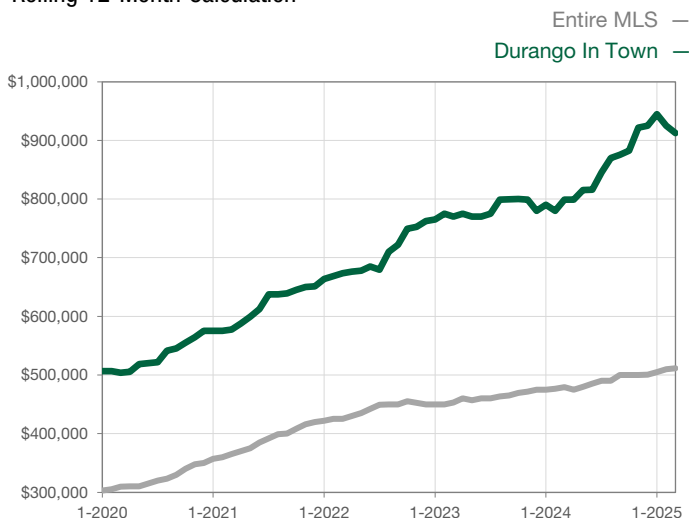
Single Family	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	15	11	- 26.7%	32	26	- 18.8%
Sold Listings	8	8	0.0%	13	24	+ 84.6%
Median Sales Price*	\$881,000	\$783,500	- 11.1%	\$795,000	\$812,500	+ 2.2%
Average Sales Price*	\$1,047,188	\$811,363	- 22.5%	\$975,231	\$981,308	+ 0.6%
Percent of List Price Received*	94.5%	97.9%	+ 3.6%	96.1%	97.0%	+ 0.9%
Days on Market Until Sale	120	114	- 5.0%	94	103	+ 9.6%
Cumulative Days on Market Until Sale	120	116	- 3.3%	97	133	+ 37.1%
Inventory of Homes for Sale	21	19	- 9.5%	--	--	--
Months Supply of Inventory	2.3	1.8	- 21.7%	--	--	--

* 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	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	10	14	+ 40.0%	35	38	+ 8.6%
Sold Listings	9	6	- 33.3%	24	16	- 33.3%
Median Sales Price*	\$494,500	\$387,000	- 21.7%	\$555,000	\$529,000	- 4.7%
Average Sales Price*	\$487,278	\$431,380	- 11.5%	\$521,021	\$541,740	+ 4.0%
Percent of List Price Received*	97.4%	99.3%	+ 2.0%	97.4%	97.4%	0.0%
Days on Market Until Sale	81	60	- 25.9%	97	85	- 12.4%
Cumulative Days on Market Until Sale	85	65	- 23.5%	104	87	- 16.3%
Inventory of Homes for Sale	24	29	+ 20.8%	--	--	--
Months Supply of Inventory	2.7	2.7	0.0%	--	--	--

* 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

