

Local Market Update for March 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

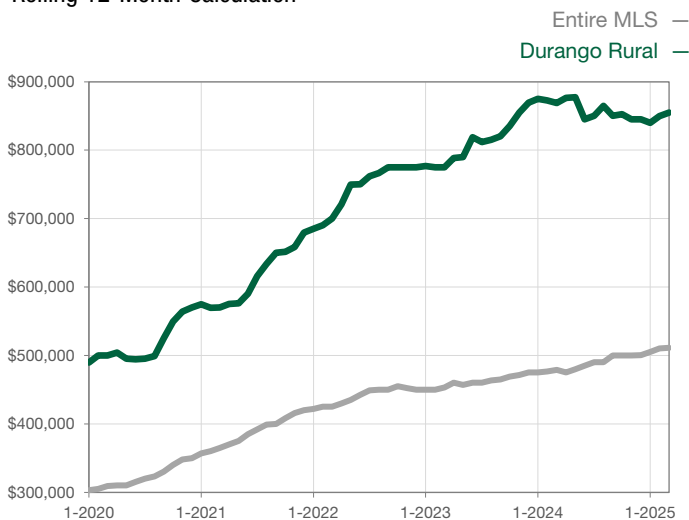
Single Family	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	32	33	+ 3.1%	54	81	+ 50.0%
Sold Listings	10	17	+ 70.0%	34	36	+ 5.9%
Median Sales Price*	\$784,500	\$1,000,000	+ 27.5%	\$780,000	\$882,281	+ 13.1%
Average Sales Price*	\$800,400	\$999,412	+ 24.9%	\$827,138	\$1,009,329	+ 22.0%
Percent of List Price Received*	97.7%	97.8%	+ 0.1%	95.7%	97.1%	+ 1.5%
Days on Market Until Sale	185	121	- 34.6%	145	115	- 20.7%
Cumulative Days on Market Until Sale	185	132	- 28.6%	162	133	- 17.9%
Inventory of Homes for Sale	74	87	+ 17.6%	--	--	--
Months Supply of Inventory	3.1	3.7	+ 19.4%	--	--	--

* 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	2	3	+ 50.0%	7	8	+ 14.3%
Sold Listings	3	2	- 33.3%	7	5	- 28.6%
Median Sales Price*	\$225,000	\$483,500	+ 114.9%	\$299,000	\$492,000	+ 64.5%
Average Sales Price*	\$250,000	\$483,500	+ 93.4%	\$325,929	\$603,900	+ 85.3%
Percent of List Price Received*	100.0%	98.3%	- 1.7%	99.5%	99.3%	- 0.2%
Days on Market Until Sale	82	29	- 64.6%	68	42	- 38.2%
Cumulative Days on Market Until Sale	82	29	- 64.6%	68	42	- 38.2%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	3.7	2.5	- 32.4%	--	--	--

* 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

