

Local Market Update for May 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

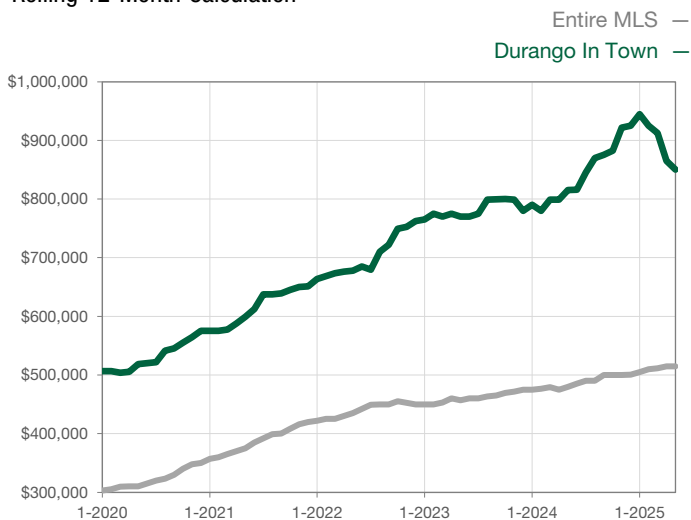
Single Family	May			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	15	23	+ 53.3%	63	66	+ 4.8%
Sold Listings	8	9	+ 12.5%	32	44	+ 37.5%
Median Sales Price*	\$875,000	\$840,000	- 4.0%	\$921,000	\$790,500	- 14.2%
Average Sales Price*	\$926,490	\$935,419	+ 1.0%	\$1,030,808	\$921,277	- 10.6%
Percent of List Price Received*	98.1%	102.1%	+ 4.1%	97.6%	98.4%	+ 0.8%
Days on Market Until Sale	47	53	+ 12.8%	65	84	+ 29.2%
Cumulative Days on Market Until Sale	47	53	+ 12.8%	69	100	+ 44.9%
Inventory of Homes for Sale	32	29	- 9.4%	--	--	--
Months Supply of Inventory	3.5	2.7	- 22.9%	--	--	--

* 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	May			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	18	13	- 27.8%	74	72	- 2.7%
Sold Listings	16	15	- 6.3%	48	42	- 12.5%
Median Sales Price*	\$440,500	\$650,000	+ 47.6%	\$496,750	\$554,000	+ 11.5%
Average Sales Price*	\$520,727	\$632,893	+ 21.5%	\$520,784	\$577,979	+ 11.0%
Percent of List Price Received*	99.3%	97.8%	- 1.5%	98.1%	98.0%	- 0.1%
Days on Market Until Sale	67	62	- 7.5%	83	78	- 6.0%
Cumulative Days on Market Until Sale	67	62	- 7.5%	86	81	- 5.8%
Inventory of Homes for Sale	29	32	+ 10.3%	--	--	--
Months Supply of Inventory	3.1	3.0	- 3.2%	--	--	--

* 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

