

# Local Market Update for May 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Rural

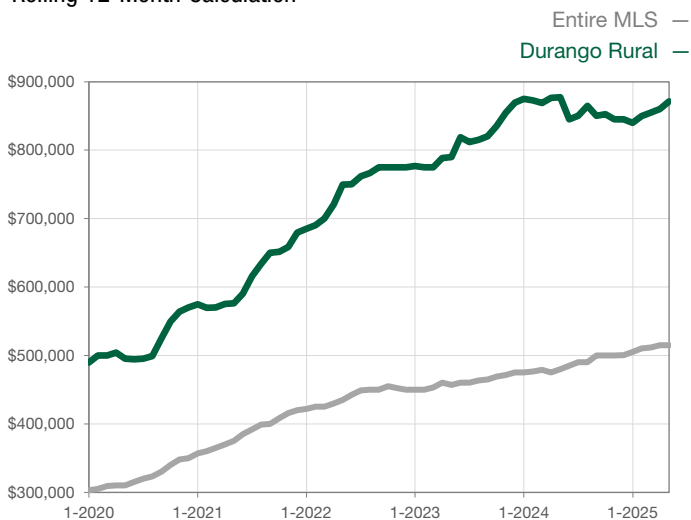
Single Family	May			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	55	74	+ 34.5%	152	191	+ 25.7%
Sold Listings	24	31	+ 29.2%	75	88	+ 17.3%
Median Sales Price*	\$832,500	\$885,000	+ 6.3%	\$850,000	\$889,781	+ 4.7%
Average Sales Price*	\$1,043,682	\$1,027,390	- 1.6%	\$923,774	\$1,030,190	+ 11.5%
Percent of List Price Received*	99.1%	97.2%	- 1.9%	97.0%	97.2%	+ 0.2%
Days on Market Until Sale	92	126	+ 37.0%	119	121	+ 1.7%
Cumulative Days on Market Until Sale	92	146	+ 58.7%	134	137	+ 2.2%
Inventory of Homes for Sale	110	146	+ 32.7%	--	--	--
Months Supply of Inventory	4.7	5.9	+ 25.5%	--	--	--

\* 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	3	4	+ 33.3%	14	18	+ 28.6%
Sold Listings	2	3	+ 50.0%	12	10	- 16.7%
Median Sales Price*	\$512,500	\$301,000	- 41.3%	\$458,750	\$483,500	+ 5.4%
Average Sales Price*	\$512,500	\$512,667	+ 0.0%	\$457,625	\$609,250	+ 33.1%
Percent of List Price Received*	99.0%	94.4%	- 4.6%	99.3%	97.6%	- 1.7%
Days on Market Until Sale	63	149	+ 136.5%	76	78	+ 2.6%
Cumulative Days on Market Until Sale	63	149	+ 136.5%	76	78	+ 2.6%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	4.1	3.3	- 19.5%	--	--	--

\* 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

