

# Local Market Update for June 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango In Town

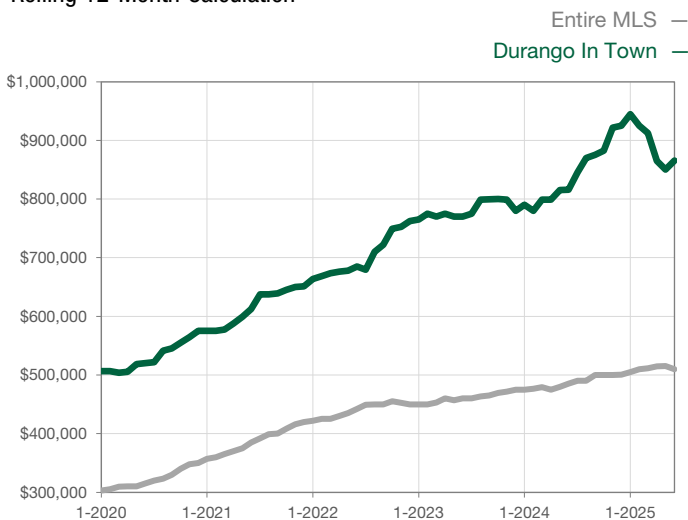
Single Family	June			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	18	10	- 44.4%	81	76	- 6.2%
Sold Listings	10	7	- 30.0%	42	51	+ 21.4%
Median Sales Price*	\$762,500	<b>\$808,000</b>	+ 6.0%	\$865,000	<b>\$799,000</b>	- 7.6%
Average Sales Price*	\$883,900	<b>\$935,143</b>	+ 5.8%	\$995,830	<b>\$923,180</b>	- 7.3%
Percent of List Price Received*	100.4%	<b>101.7%</b>	+ 1.3%	98.3%	<b>98.8%</b>	+ 0.5%
Days on Market Until Sale	84	<b>51</b>	- 39.3%	70	<b>80</b>	+ 14.3%
Cumulative Days on Market Until Sale	84	<b>51</b>	- 39.3%	73	<b>94</b>	+ 28.8%
Inventory of Homes for Sale	29	<b>28</b>	- 3.4%	--	--	--
Months Supply of Inventory	3.2	<b>2.7</b>	- 15.6%	--	--	--

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

Townhouse/Condo	June			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	18	19	+ 5.6%	92	94	+ 2.2%
Sold Listings	11	17	+ 54.5%	59	59	0.0%
Median Sales Price*	\$593,000	<b>\$425,000</b>	- 28.3%	\$535,000	<b>\$530,000</b>	- 0.9%
Average Sales Price*	\$544,745	<b>\$443,324</b>	- 18.6%	\$525,251	<b>\$539,180</b>	+ 2.7%
Percent of List Price Received*	98.9%	<b>99.7%</b>	+ 0.8%	98.3%	<b>98.5%</b>	+ 0.2%
Days on Market Until Sale	60	<b>68</b>	+ 13.3%	78	<b>75</b>	- 3.8%
Cumulative Days on Market Until Sale	60	<b>68</b>	+ 13.3%	81	<b>77</b>	- 4.9%
Inventory of Homes for Sale	32	<b>39</b>	+ 21.9%	--	--	--
Months Supply of Inventory	3.4	<b>3.5</b>	+ 2.9%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

