

Local Market Update for June 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

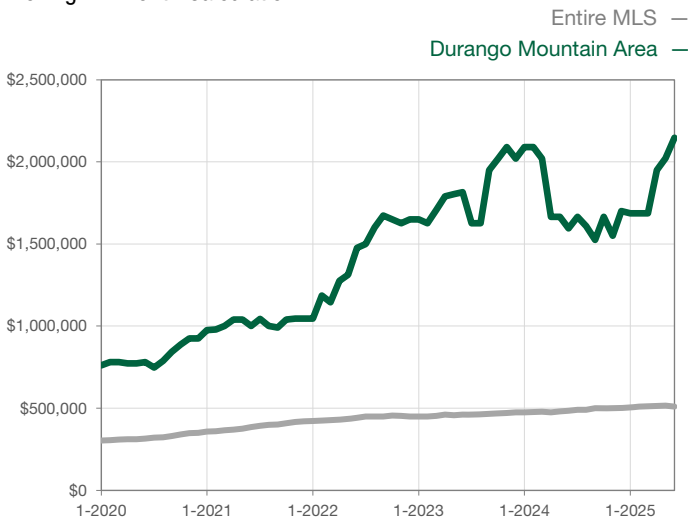
Single Family	June			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
Key Metrics						
New Listings	9	6	- 33.3%	19	38	+ 100.0%
Sold Listings	3	1	- 66.7%	8	5	- 37.5%
Median Sales Price*	\$1,445,000	\$915,000	- 36.7%	\$1,525,000	\$2,200,000	+ 44.3%
Average Sales Price*	\$1,331,667	\$915,000	- 31.3%	\$1,877,375	\$2,621,750	+ 39.6%
Percent of List Price Received*	97.7%	92.0%	- 5.8%	97.4%	92.1%	- 5.4%
Days on Market Until Sale	35	124	+ 254.3%	129	62	- 51.9%
Cumulative Days on Market Until Sale	35	124	+ 254.3%	149	62	- 58.4%
Inventory of Homes for Sale	18	31	+ 72.2%	--	--	--
Months Supply of Inventory	6.2	11.3	+ 82.3%	--	--	--

* 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
Key Metrics						
New Listings	21	20	- 4.8%	91	98	+ 7.7%
Sold Listings	3	7	+ 133.3%	27	30	+ 11.1%
Median Sales Price*	\$975,000	\$275,000	- 71.8%	\$705,000	\$563,000	- 20.1%
Average Sales Price*	\$998,000	\$388,643	- 61.1%	\$737,148	\$842,817	+ 14.3%
Percent of List Price Received*	98.4%	98.4%	0.0%	98.0%	95.8%	- 2.2%
Days on Market Until Sale	77	121	+ 57.1%	107	115	+ 7.5%
Cumulative Days on Market Until Sale	120	121	+ 0.8%	115	160	+ 39.1%
Inventory of Homes for Sale	73	83	+ 13.7%	--	--	--
Months Supply of Inventory	10.0	11.6	+ 16.0%	--	--	--

* 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

