

# Local Market Update for June 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Rural

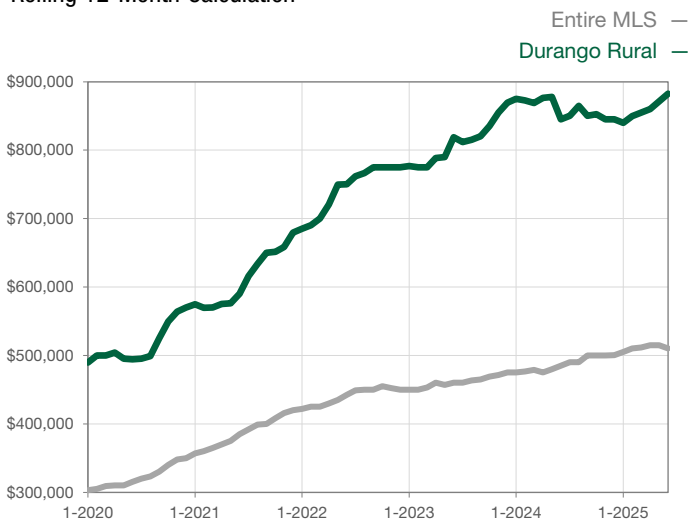
| Single Family                        | June      |                    |                                   | Year to Date |                    |                                   |
|--------------------------------------|-----------|--------------------|-----------------------------------|--------------|--------------------|-----------------------------------|
|                                      | 2024      | 2025               | Percent Change from Previous Year | Thru 06-2024 | Thru 06-2025       | Percent Change from Previous Year |
| <b>Key Metrics</b>                   |           |                    |                                   |              |                    |                                   |
| New Listings                         | 54        | 54                 | 0.0%                              | 206          | 245                | + 18.9%                           |
| Sold Listings                        | 23        | 16                 | - 30.4%                           | 98           | 104                | + 6.1%                            |
| Median Sales Price*                  | \$710,000 | <b>\$950,000</b>   | + 33.8%                           | \$809,500    | <b>\$899,000</b>   | + 11.1%                           |
| Average Sales Price*                 | \$911,500 | <b>\$1,104,031</b> | + 21.1%                           | \$920,894    | <b>\$1,041,550</b> | + 13.1%                           |
| Percent of List Price Received*      | 101.7%    | <b>99.5%</b>       | - 2.2%                            | 98.1%        | <b>97.5%</b>       | - 0.6%                            |
| Days on Market Until Sale            | 71        | <b>62</b>          | - 12.7%                           | 108          | <b>112</b>         | + 3.7%                            |
| Cumulative Days on Market Until Sale | 71        | <b>62</b>          | - 12.7%                           | 119          | <b>126</b>         | + 5.9%                            |
| Inventory of Homes for Sale          | 124       | <b>162</b>         | + 30.6%                           | --           | --                 | --                                |
| Months Supply of Inventory           | 5.4       | <b>6.7</b>         | + 24.1%                           | --           | --                 | --                                |

\* 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                         | 5         | 7                | + 40.0%                           | 19           | 25               | + 31.6%                           |
| Sold Listings                        | 2         | 2                | 0.0%                              | 14           | 12               | - 14.3%                           |
| Median Sales Price*                  | \$982,500 | <b>\$674,500</b> | - 31.3%                           | \$488,750    | <b>\$483,500</b> | - 1.1%                            |
| Average Sales Price*                 | \$982,500 | <b>\$674,500</b> | - 31.3%                           | \$532,607    | <b>\$620,125</b> | + 16.4%                           |
| Percent of List Price Received*      | 100.3%    | <b>100.0%</b>    | - 0.3%                            | 99.4%        | <b>98.0%</b>     | - 1.4%                            |
| Days on Market Until Sale            | 40        | <b>36</b>        | - 10.0%                           | 71           | <b>71</b>        | 0.0%                              |
| Cumulative Days on Market Until Sale | 40        | <b>36</b>        | - 10.0%                           | 71           | <b>71</b>        | 0.0%                              |
| Inventory of Homes for Sale          | 8         | <b>15</b>        | + 87.5%                           | --           | --               | --                                |
| Months Supply of Inventory           | 3.7       | <b>5.5</b>       | + 48.6%                           | --           | --               | --                                |

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

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



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

