

Local Market Update for July 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

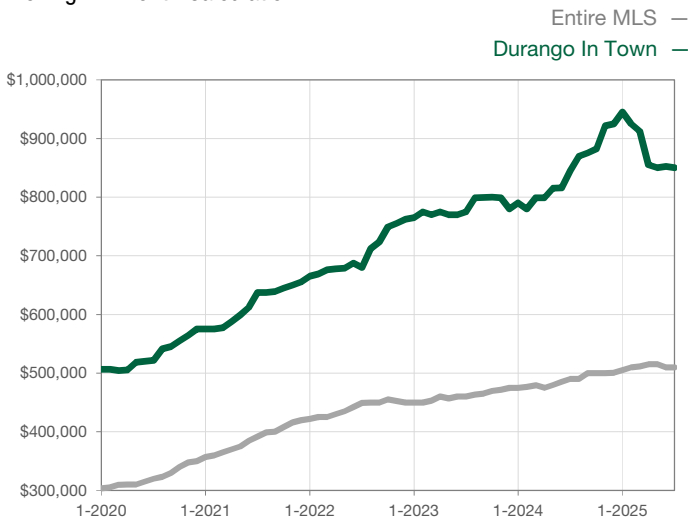
Single Family	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Key Metrics						
New Listings	14	15	+ 7.1%	95	93	- 2.1%
Sold Listings	17	18	+ 5.9%	59	70	+ 18.6%
Median Sales Price*	\$945,000	\$847,500	- 10.3%	\$875,000	\$799,500	- 8.6%
Average Sales Price*	\$1,152,287	\$1,094,972	- 5.0%	\$1,040,911	\$964,024	- 7.4%
Percent of List Price Received*	100.0%	97.4%	- 2.6%	98.8%	98.5%	- 0.3%
Days on Market Until Sale	56	66	+ 17.9%	66	78	+ 18.2%
Cumulative Days on Market Until Sale	56	66	+ 17.9%	68	88	+ 29.4%
Inventory of Homes for Sale	25	29	+ 16.0%	--	--	--
Months Supply of Inventory	2.7	2.7	0.0%	--	--	--

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

Townhouse/Condo	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Key Metrics						
New Listings	14	15	+ 7.1%	106	109	+ 2.8%
Sold Listings	18	8	- 55.6%	77	67	- 13.0%
Median Sales Price*	\$575,000	\$487,500	- 15.2%	\$560,000	\$530,000	- 5.4%
Average Sales Price*	\$569,304	\$567,444	- 0.3%	\$535,549	\$542,555	+ 1.3%
Percent of List Price Received*	99.0%	98.3%	- 0.7%	98.4%	98.5%	+ 0.1%
Days on Market Until Sale	71	52	- 26.8%	77	72	- 6.5%
Cumulative Days on Market Until Sale	71	52	- 26.8%	79	74	- 6.3%
Inventory of Homes for Sale	32	43	+ 34.4%	--	--	--
Months Supply of Inventory	3.2	4.1	+ 28.1%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

