

Local Market Update for July 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

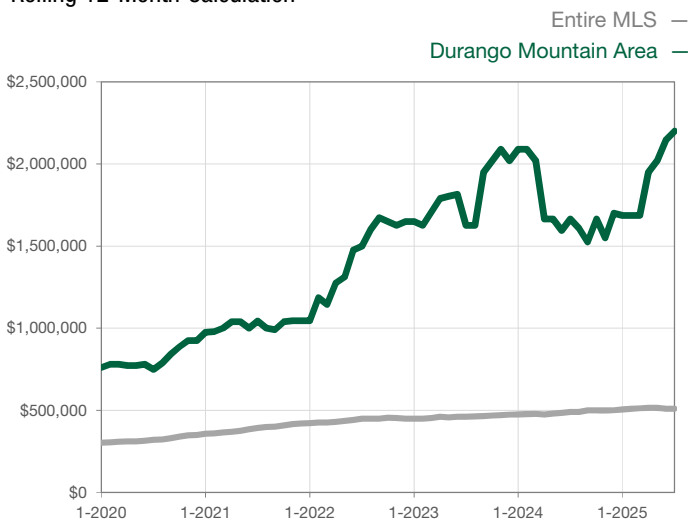
Single Family	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Key Metrics						
New Listings	4	5	+ 25.0%	23	43	+ 87.0%
Sold Listings	0	3	--	8	8	0.0%
Median Sales Price*	\$0	\$2,420,000	--	\$1,525,000	\$2,310,000	+ 51.5%
Average Sales Price*	\$0	\$2,806,667	--	\$1,877,375	\$2,691,094	+ 43.3%
Percent of List Price Received*	0.0%	92.5%	--	97.4%	92.3%	- 5.2%
Days on Market Until Sale	0	115	--	129	82	- 36.4%
Cumulative Days on Market Until Sale	0	115	--	149	82	- 45.0%
Inventory of Homes for Sale	19	32	+ 68.4%	--	--	--
Months Supply of Inventory	6.8	11.5	+ 69.1%	--	--	--

* 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	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	15	13	- 13.3%	106	113	+ 6.6%
Sold Listings	6	7	+ 16.7%	33	38	+ 15.2%
Median Sales Price*	\$698,500	\$770,000	+ 10.2%	\$705,000	\$563,000	- 20.1%
Average Sales Price*	\$747,558	\$1,056,714	+ 41.4%	\$739,041	\$867,961	+ 17.4%
Percent of List Price Received*	97.1%	96.1%	- 1.0%	97.9%	95.8%	- 2.1%
Days on Market Until Sale	154	120	- 22.1%	115	113	- 1.7%
Cumulative Days on Market Until Sale	154	128	- 16.9%	122	150	+ 23.0%
Inventory of Homes for Sale	76	80	+ 5.3%	--	--	--
Months Supply of Inventory	10.9	10.9	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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

