

# Local Market Update for July 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Rural

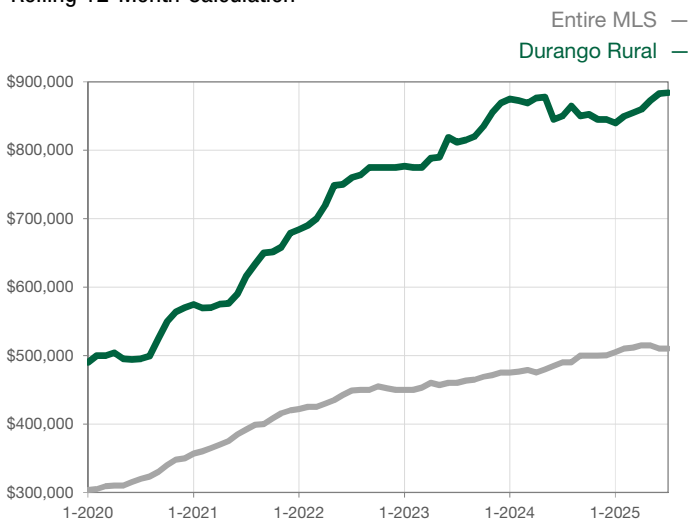
Single Family	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	58	47	- 19.0%	264	295	+ 11.7%
Sold Listings	38	32	- 15.8%	136	135	- 0.7%
Median Sales Price*	\$857,500	<b>\$882,500</b>	+ 2.9%	\$832,000	<b>\$894,561</b>	+ 7.5%
Average Sales Price*	\$919,930	<b>\$1,212,359</b>	+ 31.8%	\$920,624	<b>\$1,084,642</b>	+ 17.8%
Percent of List Price Received*	98.4%	<b>97.3%</b>	- 1.1%	98.2%	<b>97.5%</b>	- 0.7%
Days on Market Until Sale	104	<b>80</b>	- 23.1%	107	<b>104</b>	- 2.8%
Cumulative Days on Market Until Sale	104	<b>88</b>	- 15.4%	115	<b>116</b>	+ 0.9%
Inventory of Homes for Sale	146	<b>168</b>	+ 15.1%	--	--	--
Months Supply of Inventory	6.3	<b>7.1</b>	+ 12.7%	--	--	--

\* 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
<b>Key Metrics</b>						
New Listings	5	6	+ 20.0%	24	29	+ 20.8%
Sold Listings	5	3	- 40.0%	19	14	- 26.3%
Median Sales Price*	\$549,000	<b>\$840,000</b>	+ 53.0%	\$495,000	<b>\$556,000</b>	+ 12.3%
Average Sales Price*	\$670,800	<b>\$820,667</b>	+ 22.3%	\$568,974	<b>\$685,893</b>	+ 20.5%
Percent of List Price Received*	99.5%	<b>97.9%</b>	- 1.6%	99.4%	<b>98.3%</b>	- 1.1%
Days on Market Until Sale	48	<b>75</b>	+ 56.3%	65	<b>75</b>	+ 15.4%
Cumulative Days on Market Until Sale	48	<b>75</b>	+ 56.3%	65	<b>75</b>	+ 15.4%
Inventory of Homes for Sale	6	<b>13</b>	+ 116.7%	--	--	--
Months Supply of Inventory	2.5	<b>5.2</b>	+ 108.0%	--	--	--

\* 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

