

Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

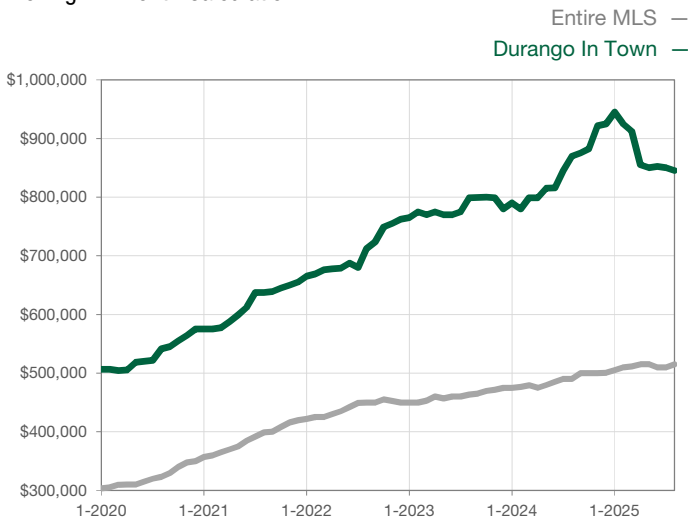
Single Family	August			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Key Metrics						
New Listings	17	18	+ 5.9%	112	113	+ 0.9%
Sold Listings	16	15	- 6.3%	75	85	+ 13.3%
Median Sales Price*	\$987,500	\$1,250,000	+ 26.6%	\$932,000	\$825,000	- 11.5%
Average Sales Price*	\$1,057,556	\$1,250,555	+ 18.2%	\$1,044,462	\$1,014,588	- 2.9%
Percent of List Price Received*	97.6%	96.3%	- 1.3%	98.5%	98.1%	- 0.4%
Days on Market Until Sale	60	93	+ 55.0%	65	80	+ 23.1%
Cumulative Days on Market Until Sale	60	93	+ 55.0%	66	89	+ 34.8%
Inventory of Homes for Sale	27	30	+ 11.1%	--	--	--
Months Supply of Inventory	2.9	2.8	- 3.4%	--	--	--

* 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	August			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Key Metrics						
New Listings	14	16	+ 14.3%	120	126	+ 5.0%
Sold Listings	9	14	+ 55.6%	86	82	- 4.7%
Median Sales Price*	\$585,000	\$481,500	- 17.7%	\$562,500	\$525,000	- 6.7%
Average Sales Price*	\$551,333	\$570,714	+ 3.5%	\$537,201	\$551,051	+ 2.6%
Percent of List Price Received*	98.7%	98.2%	- 0.5%	98.5%	98.5%	0.0%
Days on Market Until Sale	87	95	+ 9.2%	78	76	- 2.6%
Cumulative Days on Market Until Sale	87	120	+ 37.9%	80	82	+ 2.5%
Inventory of Homes for Sale	30	39	+ 30.0%	--	--	--
Months Supply of Inventory	3.1	3.6	+ 16.1%	--	--	--

* 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

