

Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

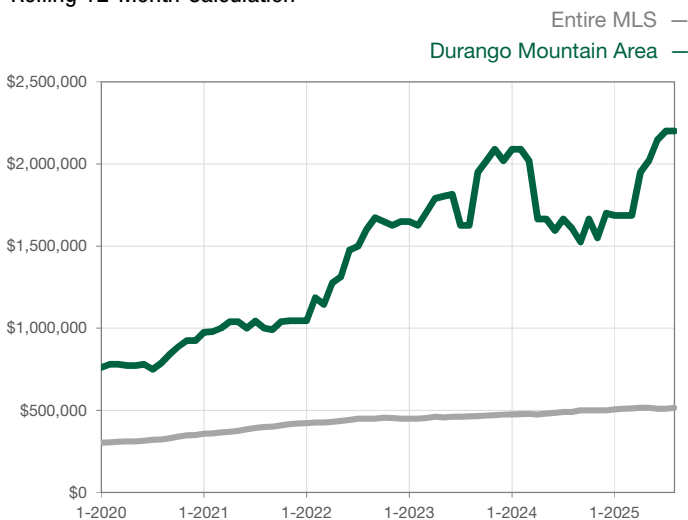
Single Family	August			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Key Metrics						
New Listings	6	5	- 16.7%	29	48	+ 65.5%
Sold Listings	3	3	0.0%	11	11	0.0%
Median Sales Price*	\$1,450,000	\$1,330,000	- 8.3%	\$1,500,000	\$2,200,000	+ 46.7%
Average Sales Price*	\$1,885,000	\$1,793,333	- 4.9%	\$1,879,455	\$2,446,250	+ 30.2%
Percent of List Price Received*	99.4%	90.3%	- 9.2%	97.9%	91.7%	- 6.3%
Days on Market Until Sale	38	137	+ 260.5%	105	97	- 7.6%
Cumulative Days on Market Until Sale	38	158	+ 315.8%	119	103	- 13.4%
Inventory of Homes for Sale	14	33	+ 135.7%	--	--	--
Months Supply of Inventory	4.8	11.9	+ 147.9%	--	--	--

* 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	15	14	- 6.7%	121	127	+ 5.0%
Sold Listings	10	9	- 10.0%	43	47	+ 9.3%
Median Sales Price*	\$412,000	\$862,000	+ 109.2%	\$689,000	\$638,000	- 7.4%
Average Sales Price*	\$596,750	\$949,111	+ 59.0%	\$705,950	\$883,500	+ 25.2%
Percent of List Price Received*	96.9%	98.1%	+ 1.2%	97.7%	96.2%	- 1.5%
Days on Market Until Sale	137	123	- 10.2%	120	115	- 4.2%
Cumulative Days on Market Until Sale	137	123	- 10.2%	126	145	+ 15.1%
Inventory of Homes for Sale	70	81	+ 15.7%	--	--	--
Months Supply of Inventory	11.1	11.2	+ 0.9%	--	--	--

* 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

