

# Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Rural

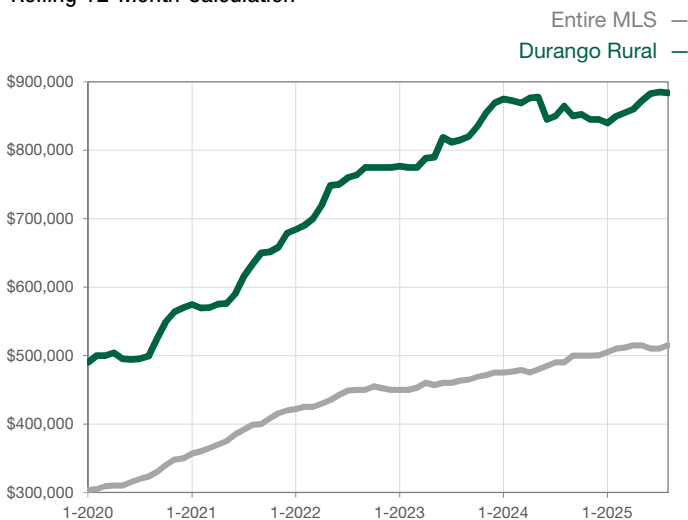
Key Metrics	August			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	46	35	- 23.9%	310	332	+ 7.1%
Sold Listings	29	30	+ 3.4%	165	166	+ 0.6%
Median Sales Price*	\$880,000	<b>\$877,000</b>	- 0.3%	\$845,000	<b>\$892,281</b>	+ 5.6%
Average Sales Price*	\$1,081,773	<b>\$1,820,364</b>	+ 68.3%	\$948,947	<b>\$1,217,697</b>	+ 28.3%
Percent of List Price Received*	97.7%	<b>95.4%</b>	- 2.4%	98.1%	<b>97.1%</b>	- 1.0%
Days on Market Until Sale	73	<b>109</b>	+ 49.3%	101	<b>104</b>	+ 3.0%
Cumulative Days on Market Until Sale	78	<b>112</b>	+ 43.6%	108	<b>115</b>	+ 6.5%
Inventory of Homes for Sale	135	<b>170</b>	+ 25.9%	--	--	--
Months Supply of Inventory	6.0	<b>7.2</b>	+ 20.0%	--	--	--

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

Key Metrics	August			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	3	6	+ 100.0%	27	35	+ 29.6%
Sold Listings	5	3	- 40.0%	24	17	- 29.2%
Median Sales Price*	\$495,000	<b>\$744,000</b>	+ 50.3%	\$495,000	<b>\$572,000</b>	+ 15.6%
Average Sales Price*	\$470,100	<b>\$636,667</b>	+ 35.4%	\$548,375	<b>\$677,206</b>	+ 23.5%
Percent of List Price Received*	98.2%	<b>98.5%</b>	+ 0.3%	99.2%	<b>98.3%</b>	- 0.9%
Days on Market Until Sale	54	<b>88</b>	+ 63.0%	63	<b>77</b>	+ 22.2%
Cumulative Days on Market Until Sale	54	<b>88</b>	+ 63.0%	63	<b>77</b>	+ 22.2%
Inventory of Homes for Sale	8	<b>15</b>	+ 87.5%	--	--	--
Months Supply of Inventory	2.9	<b>6.4</b>	+ 120.7%	--	--	--

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

