

Local Market Update for September 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

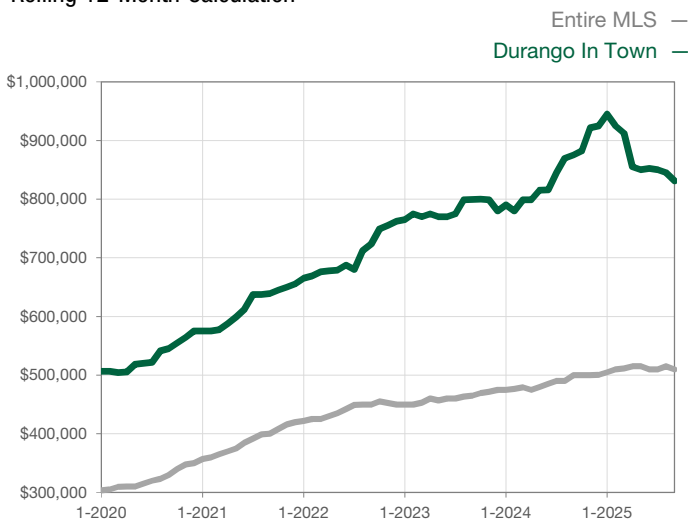
Key Metrics	September			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
New Listings	13	13	0.0%	125	126	+ 0.8%
Sold Listings	13	10	- 23.1%	88	95	+ 8.0%
Median Sales Price*	\$950,000	\$770,500	- 18.9%	\$938,500	\$808,000	- 13.9%
Average Sales Price*	\$1,059,990	\$919,401	- 13.3%	\$1,046,756	\$1,004,568	- 4.0%
Percent of List Price Received*	98.8%	98.1%	- 0.7%	98.6%	98.1%	- 0.5%
Days on Market Until Sale	67	93	+ 38.8%	65	82	+ 26.2%
Cumulative Days on Market Until Sale	74	93	+ 25.7%	67	89	+ 32.8%
Inventory of Homes for Sale	30	26	- 13.3%	--	--	--
Months Supply of Inventory	3.1	2.5	- 19.4%	--	--	--

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

Key Metrics	September			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
New Listings	17	14	- 17.6%	137	140	+ 2.2%
Sold Listings	10	15	+ 50.0%	96	97	+ 1.0%
Median Sales Price*	\$541,000	\$455,000	- 15.9%	\$555,000	\$520,000	- 6.3%
Average Sales Price*	\$520,333	\$560,820	+ 7.8%	\$535,444	\$552,562	+ 3.2%
Percent of List Price Received*	99.2%	97.5%	- 1.7%	98.5%	98.3%	- 0.2%
Days on Market Until Sale	71	82	+ 15.5%	77	77	0.0%
Cumulative Days on Market Until Sale	71	82	+ 15.5%	79	82	+ 3.8%
Inventory of Homes for Sale	33	34	+ 3.0%	--	--	--
Months Supply of Inventory	3.4	3.0	- 11.8%	--	--	--

* 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

