

Local Market Update for September 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

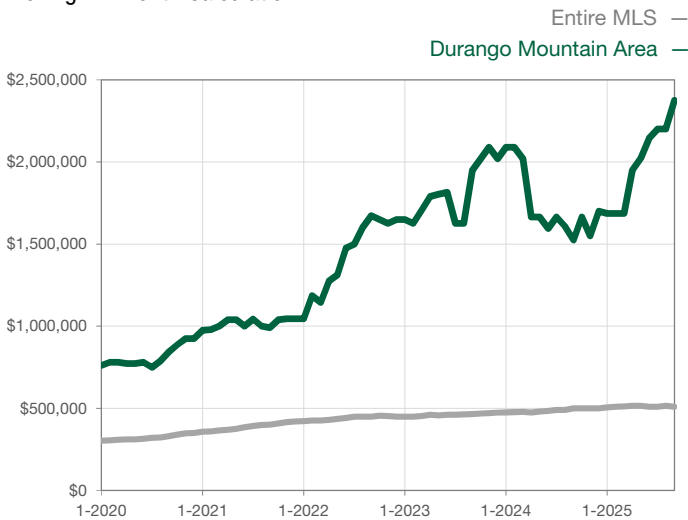
Single Family	September			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
Key Metrics						
New Listings	5	6	+ 20.0%	34	54	+ 58.8%
Sold Listings	7	1	- 85.7%	18	12	- 33.3%
Median Sales Price*	\$1,699,000	\$1,155,000	- 32.0%	\$1,525,000	\$2,146,875	+ 40.8%
Average Sales Price*	\$1,761,286	\$1,155,000	- 34.4%	\$1,833,500	\$2,338,646	+ 27.6%
Percent of List Price Received*	95.8%	85.6%	- 10.6%	97.1%	91.2%	- 6.1%
Days on Market Until Sale	80	70	- 12.5%	95	95	0.0%
Cumulative Days on Market Until Sale	80	414	+ 417.5%	104	129	+ 24.0%
Inventory of Homes for Sale	16	35	+ 118.8%	--	--	--
Months Supply of Inventory	5.1	16.6	+ 225.5%	--	--	--

* 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	September			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
Key Metrics						
New Listings	3	10	+ 233.3%	124	137	+ 10.5%
Sold Listings	14	7	- 50.0%	57	54	- 5.3%
Median Sales Price*	\$575,000	\$534,000	- 7.1%	\$689,000	\$629,000	- 8.7%
Average Sales Price*	\$646,536	\$1,167,929	+ 80.6%	\$691,357	\$920,370	+ 33.1%
Percent of List Price Received*	96.4%	94.9%	- 1.6%	97.3%	96.1%	- 1.2%
Days on Market Until Sale	183	102	- 44.3%	136	113	- 16.9%
Cumulative Days on Market Until Sale	199	102	- 48.7%	144	140	- 2.8%
Inventory of Homes for Sale	59	75	+ 27.1%	--	--	--
Months Supply of Inventory	8.7	11.3	+ 29.9%	--	--	--

* 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

