

Local Market Update for September 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

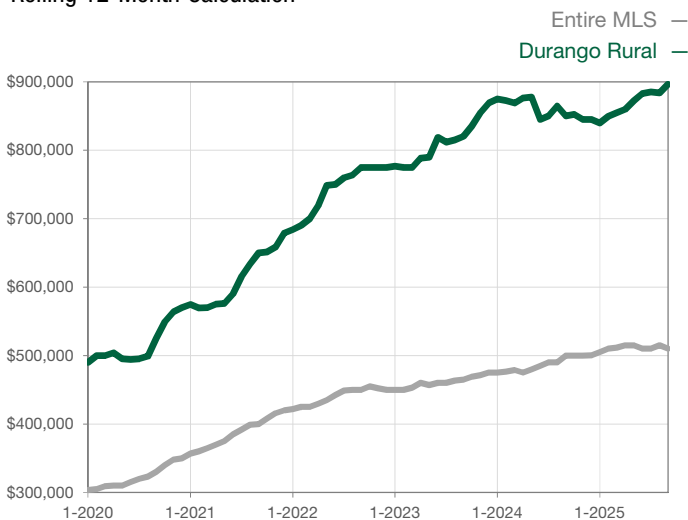
Single Family	September			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
Key Metrics						
New Listings	39	35	- 10.3%	349	368	+ 5.4%
Sold Listings	41	33	- 19.5%	206	199	- 3.4%
Median Sales Price*	\$800,000	\$1,045,000	+ 30.6%	\$845,000	\$899,000	+ 6.4%
Average Sales Price*	\$900,902	\$1,063,720	+ 18.1%	\$939,385	\$1,192,163	+ 26.9%
Percent of List Price Received*	96.8%	95.9%	- 0.9%	97.9%	96.9%	- 1.0%
Days on Market Until Sale	115	119	+ 3.5%	104	107	+ 2.9%
Cumulative Days on Market Until Sale	117	119	+ 1.7%	110	116	+ 5.5%
Inventory of Homes for Sale	138	164	+ 18.8%	--	--	--
Months Supply of Inventory	6.0	7.1	+ 18.3%	--	--	--

* 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	10	6	- 40.0%	37	41	+ 10.8%
Sold Listings	1	6	+ 500.0%	25	23	- 8.0%
Median Sales Price*	\$1,055,000	\$854,950	- 19.0%	\$495,000	\$744,000	+ 50.3%
Average Sales Price*	\$1,055,000	\$786,650	- 25.4%	\$568,640	\$705,757	+ 24.1%
Percent of List Price Received*	95.9%	96.5%	+ 0.6%	99.0%	97.9%	- 1.1%
Days on Market Until Sale	42	114	+ 171.4%	62	87	+ 40.3%
Cumulative Days on Market Until Sale	42	114	+ 171.4%	62	87	+ 40.3%
Inventory of Homes for Sale	12	18	+ 50.0%	--	--	--
Months Supply of Inventory	4.4	6.5	+ 47.7%	--	--	--

* 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

