

Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

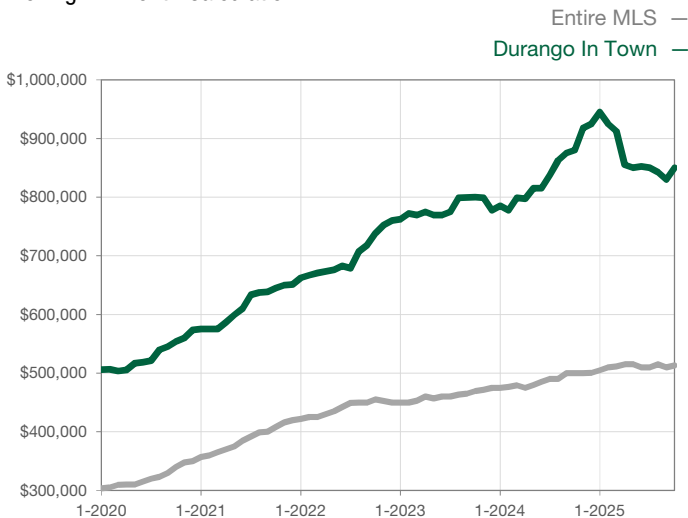
Single Family	October			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Key Metrics						
New Listings	14	17	+ 21.4%	139	144	+ 3.6%
Sold Listings	7	15	+ 114.3%	95	109	+ 14.7%
Median Sales Price*	\$689,000	\$949,900	+ 37.9%	\$924,875	\$832,000	- 10.0%
Average Sales Price*	\$797,000	\$1,040,685	+ 30.6%	\$1,028,353	\$995,819	- 3.2%
Percent of List Price Received*	97.7%	96.3%	- 1.4%	98.5%	97.8%	- 0.7%
Days on Market Until Sale	54	55	+ 1.9%	64	76	+ 18.8%
Cumulative Days on Market Until Sale	54	55	+ 1.9%	66	83	+ 25.8%
Inventory of Homes for Sale	27	31	+ 14.8%	--	--	--
Months Supply of Inventory	2.9	2.8	- 3.4%	--	--	--

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

Townhouse/Condo	October			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Key Metrics						
New Listings	14	17	+ 21.4%	151	157	+ 4.0%
Sold Listings	18	8	- 55.6%	114	105	- 7.9%
Median Sales Price*	\$570,000	\$697,000	+ 22.3%	\$555,000	\$535,000	- 3.6%
Average Sales Price*	\$676,667	\$657,563	- 2.8%	\$557,742	\$560,562	+ 0.5%
Percent of List Price Received*	98.5%	97.7%	- 0.8%	98.5%	98.3%	- 0.2%
Days on Market Until Sale	68	130	+ 91.2%	76	81	+ 6.6%
Cumulative Days on Market Until Sale	68	130	+ 91.2%	77	85	+ 10.4%
Inventory of Homes for Sale	30	46	+ 53.3%	--	--	--
Months Supply of Inventory	2.9	4.4	+ 51.7%	--	--	--

* 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

