

# Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Mountain Area

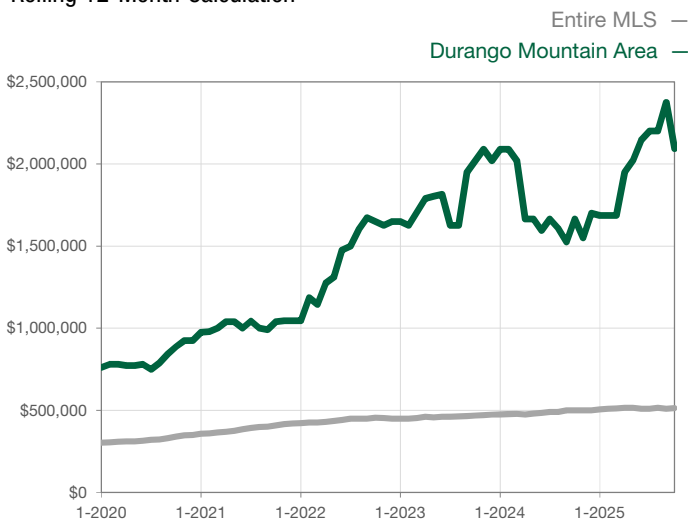
| Single Family                        | October     |                    |                                   | Year to Date |                    |                                   |
|--------------------------------------|-------------|--------------------|-----------------------------------|--------------|--------------------|-----------------------------------|
|                                      | 2024        | 2025               | Percent Change from Previous Year | Thru 10-2024 | Thru 10-2025       | Percent Change from Previous Year |
| <b>Key Metrics</b>                   |             |                    |                                   |              |                    |                                   |
| New Listings                         | 2           | 3                  | + 50.0%                           | 36           | 57                 | + 58.3%                           |
| Sold Listings                        | 2           | 4                  | + 100.0%                          | 20           | 16                 | - 20.0%                           |
| Median Sales Price*                  | \$4,400,000 | <b>\$1,524,000</b> | - 65.4%                           | \$1,624,500  | <b>\$1,871,375</b> | + 15.2%                           |
| Average Sales Price*                 | \$4,400,000 | <b>\$1,605,000</b> | - 63.5%                           | \$2,090,150  | <b>\$2,155,234</b> | + 3.1%                            |
| Percent of List Price Received*      | 91.0%       | <b>96.0%</b>       | + 5.5%                            | 96.5%        | <b>92.4%</b>       | - 4.2%                            |
| Days on Market Until Sale            | 92          | <b>99</b>          | + 7.6%                            | 95           | <b>96</b>          | + 1.1%                            |
| Cumulative Days on Market Until Sale | 92          | <b>99</b>          | + 7.6%                            | 102          | <b>121</b>         | + 18.6%                           |
| Inventory of Homes for Sale          | 15          | <b>25</b>          | + 66.7%                           | --           | --                 | --                                |
| Months Supply of Inventory           | 5.4         | <b>10.7</b>        | + 98.1%                           | --           | --                 | --                                |

\* 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 |
| <b>Key Metrics</b>                   |             |                  |                                   |              |                  |                                   |
| New Listings                         | 13          | 5                | - 61.5%                           | 137          | 142              | + 3.6%                            |
| Sold Listings                        | 10          | 8                | - 20.0%                           | 67           | 64               | - 4.5%                            |
| Median Sales Price*                  | \$1,030,000 | <b>\$367,500</b> | - 64.3%                           | \$699,000    | <b>\$508,500</b> | - 27.3%                           |
| Average Sales Price*                 | \$1,113,600 | <b>\$686,063</b> | - 38.4%                           | \$754,378    | <b>\$872,748</b> | + 15.7%                           |
| Percent of List Price Received*      | 98.1%       | <b>97.3%</b>     | - 0.8%                            | 97.5%        | <b>96.3%</b>     | - 1.2%                            |
| Days on Market Until Sale            | 145         | <b>118</b>       | - 18.6%                           | 137          | <b>115</b>       | - 16.1%                           |
| Cumulative Days on Market Until Sale | 145         | <b>118</b>       | - 18.6%                           | 144          | <b>137</b>       | - 4.9%                            |
| Inventory of Homes for Sale          | 52          | <b>65</b>        | + 25.0%                           | --           | --               | --                                |
| Months Supply of Inventory           | 8.2         | <b>9.8</b>       | + 19.5%                           | --           | --               | --                                |

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

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



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

