

Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

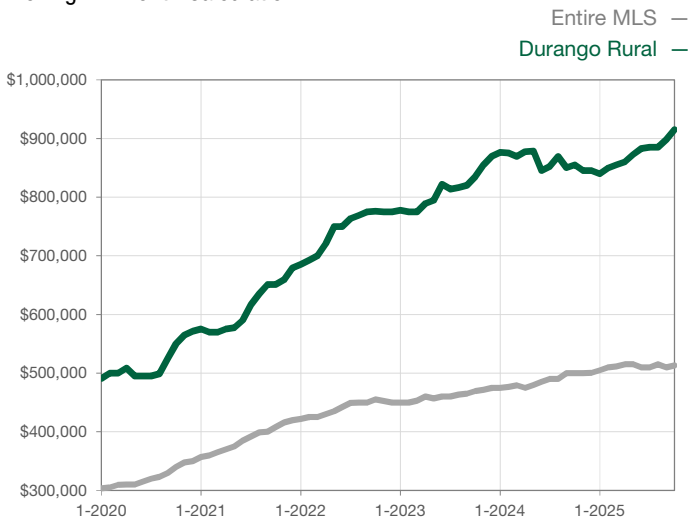
Key Metrics	October			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	37	32	- 13.5%	387	403	+ 4.1%
Sold Listings	35	37	+ 5.7%	241	237	- 1.7%
Median Sales Price*	\$849,000	\$1,050,000	+ 23.7%	\$845,000	\$925,000	+ 9.5%
Average Sales Price*	\$937,911	\$1,397,630	+ 49.0%	\$939,171	\$1,229,758	+ 30.9%
Percent of List Price Received*	98.5%	97.7%	- 0.8%	97.9%	97.0%	- 0.9%
Days on Market Until Sale	104	137	+ 31.7%	104	112	+ 7.7%
Cumulative Days on Market Until Sale	108	141	+ 30.6%	110	120	+ 9.1%
Inventory of Homes for Sale	137	143	+ 4.4%	--	--	--
Months Supply of Inventory	5.8	6.2	+ 6.9%	--	--	--

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

Key Metrics	October			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	3	2	- 33.3%	40	43	+ 7.5%
Sold Listings	4	4	0.0%	29	27	- 6.9%
Median Sales Price*	\$783,750	\$1,174,500	+ 49.9%	\$530,000	\$839,900	+ 58.5%
Average Sales Price*	\$756,875	\$1,073,500	+ 41.8%	\$594,603	\$760,237	+ 27.9%
Percent of List Price Received*	97.4%	99.3%	+ 2.0%	98.8%	98.1%	- 0.7%
Days on Market Until Sale	126	34	- 73.0%	71	79	+ 11.3%
Cumulative Days on Market Until Sale	126	34	- 73.0%	71	79	+ 11.3%
Inventory of Homes for Sale	13	13	0.0%	--	--	--
Months Supply of Inventory	4.5	4.7	+ 4.4%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

