

Local Market Update for November 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

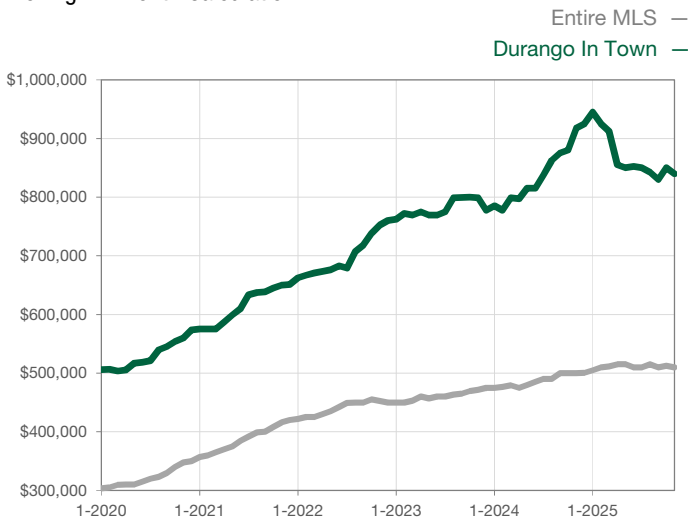
Key Metrics	November			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 11-2024	Thru 11-2025	Percent Change from Previous Year
New Listings	10	3	- 70.0%	149	150	+ 0.7%
Sold Listings	14	10	- 28.6%	109	119	+ 9.2%
Median Sales Price*	\$1,035,500	\$872,500	- 15.7%	\$932,000	\$840,000	- 9.9%
Average Sales Price*	\$1,177,759	\$932,625	- 20.8%	\$1,047,542	\$990,509	- 5.4%
Percent of List Price Received*	98.4%	98.4%	0.0%	98.5%	97.9%	- 0.6%
Days on Market Until Sale	87	78	- 10.3%	67	76	+ 13.4%
Cumulative Days on Market Until Sale	87	89	+ 2.3%	69	83	+ 20.3%
Inventory of Homes for Sale	23	23	0.0%	--	--	--
Months Supply of Inventory	2.4	2.2	- 8.3%	--	--	--

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

Key Metrics	November			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 11-2024	Thru 11-2025	Percent Change from Previous Year
New Listings	8	6	- 25.0%	159	163	+ 2.5%
Sold Listings	6	11	+ 83.3%	120	116	- 3.3%
Median Sales Price*	\$579,950	\$517,000	- 10.9%	\$555,000	\$532,500	- 4.1%
Average Sales Price*	\$675,400	\$519,347	- 23.1%	\$563,625	\$556,654	- 1.2%
Percent of List Price Received*	99.4%	98.6%	- 0.8%	98.6%	98.3%	- 0.3%
Days on Market Until Sale	106	171	+ 61.3%	77	89	+ 15.6%
Cumulative Days on Market Until Sale	106	171	+ 61.3%	79	93	+ 17.7%
Inventory of Homes for Sale	30	44	+ 46.7%	--	--	--
Months Supply of Inventory	2.9	4.0	+ 37.9%	--	--	--

* 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

