

Local Market Update for November 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

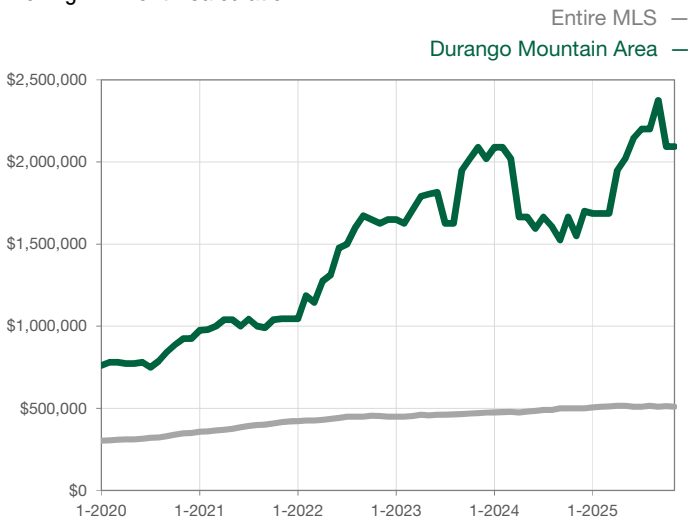
Key Metrics	November			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 11-2024	Thru 11-2025	Percent Change from Previous Year
New Listings	2	2	0.0%	38	59	+ 55.3%
Sold Listings	1	3	+ 200.0%	21	19	- 9.5%
Median Sales Price*	\$900,000	\$950,000	+ 5.6%	\$1,550,000	\$1,649,000	+ 6.4%
Average Sales Price*	\$900,000	\$1,454,371	+ 61.6%	\$2,033,476	\$2,044,572	+ 0.5%
Percent of List Price Received*	95.2%	96.2%	+ 1.1%	96.4%	93.0%	- 3.5%
Days on Market Until Sale	252	155	- 38.5%	102	105	+ 2.9%
Cumulative Days on Market Until Sale	252	276	+ 9.5%	110	145	+ 31.8%
Inventory of Homes for Sale	13	25	+ 92.3%	--	--	--
Months Supply of Inventory	5.1	9.8	+ 92.2%	--	--	--

* 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	11	15	+ 36.4%	148	157	+ 6.1%
Sold Listings	13	5	- 61.5%	80	69	- 13.8%
Median Sales Price*	\$1,300,000	\$520,500	- 60.0%	\$712,500	\$520,500	- 26.9%
Average Sales Price*	\$1,087,308	\$583,100	- 46.4%	\$808,479	\$851,759	+ 5.4%
Percent of List Price Received*	95.4%	94.4%	- 1.0%	97.1%	96.1%	- 1.0%
Days on Market Until Sale	191	144	- 24.6%	146	117	- 19.9%
Cumulative Days on Market Until Sale	209	144	- 31.1%	154	138	- 10.4%
Inventory of Homes for Sale	53	58	+ 9.4%	--	--	--
Months Supply of Inventory	7.8	9.7	+ 24.4%	--	--	--

* 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

