

Local Market Update for November 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

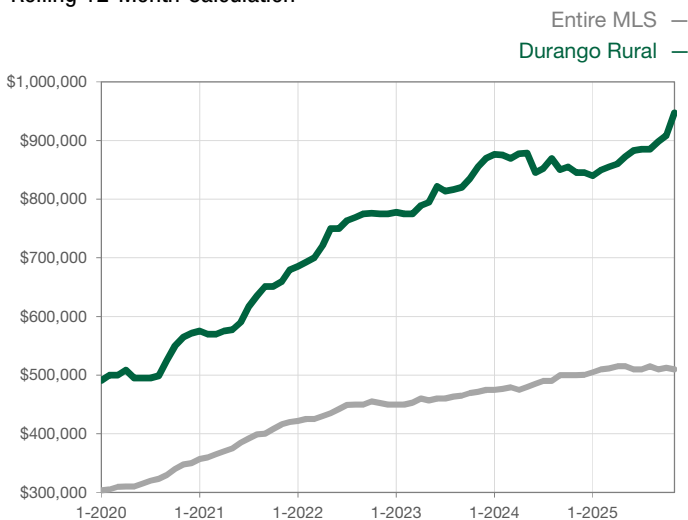
Key Metrics	November			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 11-2024	Thru 11-2025	Percent Change from Previous Year
New Listings	13	14	+ 7.7%	400	417	+ 4.3%
Sold Listings	22	23	+ 4.5%	263	261	- 0.8%
Median Sales Price*	\$846,500	\$1,200,000	+ 41.8%	\$845,000	\$947,500	+ 12.1%
Average Sales Price*	\$942,093	\$1,298,383	+ 37.8%	\$939,415	\$1,232,397	+ 31.2%
Percent of List Price Received*	96.3%	97.2%	+ 0.9%	97.8%	97.1%	- 0.7%
Days on Market Until Sale	92	133	+ 44.6%	103	114	+ 10.7%
Cumulative Days on Market Until Sale	97	149	+ 53.6%	109	123	+ 12.8%
Inventory of Homes for Sale	110	118	+ 7.3%	--	--	--
Months Supply of Inventory	4.6	5.0	+ 8.7%	--	--	--

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

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	0	0	--	40	44	+ 10.0%
Sold Listings	2	4	+ 100.0%	31	31	0.0%
Median Sales Price*	\$1,192,500	\$656,000	- 45.0%	\$549,000	\$744,000	+ 35.5%
Average Sales Price*	\$1,192,500	\$755,625	- 36.6%	\$633,177	\$759,642	+ 20.0%
Percent of List Price Received*	97.4%	99.3%	+ 2.0%	98.7%	98.2%	- 0.5%
Days on Market Until Sale	64	67	+ 4.7%	70	78	+ 11.4%
Cumulative Days on Market Until Sale	64	67	+ 4.7%	70	78	+ 11.4%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	2.4	2.4	0.0%	--	--	--

* 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

