

Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

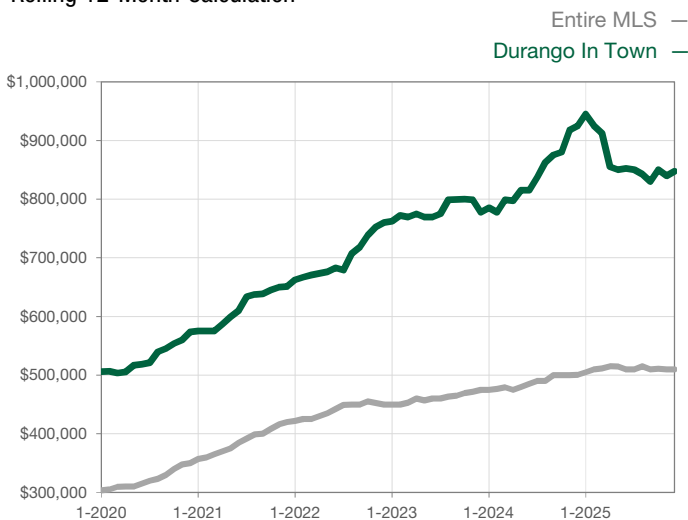
Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	5	6	+ 20.0%	154	156	+ 1.3%
Sold Listings	8	9	+ 12.5%	117	128	+ 9.4%
Median Sales Price*	\$859,000	\$905,000	+ 5.4%	\$925,000	\$847,500	- 8.4%
Average Sales Price*	\$1,083,313	\$1,193,000	+ 10.1%	\$1,049,988	\$1,004,746	- 4.3%
Percent of List Price Received*	97.6%	97.7%	+ 0.1%	98.4%	97.9%	- 0.5%
Days on Market Until Sale	52	87	+ 67.3%	66	77	+ 16.7%
Cumulative Days on Market Until Sale	126	87	- 31.0%	73	84	+ 15.1%
Inventory of Homes for Sale	18	19	+ 5.6%	--	--	--
Months Supply of Inventory	1.8	1.8	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.

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	6	6	0.0%	165	171	+ 3.6%
Sold Listings	15	3	- 80.0%	135	119	- 11.9%
Median Sales Price*	\$425,000	\$595,000	+ 40.0%	\$500,000	\$535,000	+ 7.0%
Average Sales Price*	\$481,970	\$549,967	+ 14.1%	\$554,553	\$556,485	+ 0.3%
Percent of List Price Received*	98.2%	99.8%	+ 1.6%	98.5%	98.3%	- 0.2%
Days on Market Until Sale	123	141	+ 14.6%	82	91	+ 11.0%
Cumulative Days on Market Until Sale	136	141	+ 3.7%	85	95	+ 11.8%
Inventory of Homes for Sale	21	36	+ 71.4%	--	--	--
Months Supply of Inventory	1.9	3.6	+ 89.5%	--	--	--

* 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

