

Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

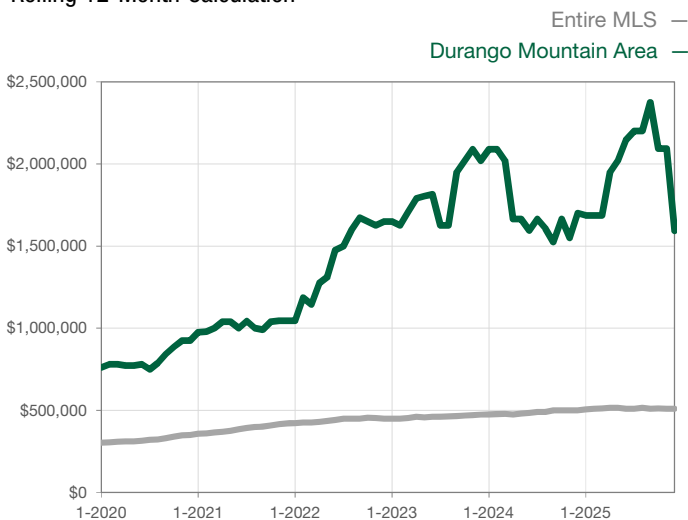
Single Family	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Key Metrics						
New Listings	5	8	+ 60.0%	43	68	+ 58.1%
Sold Listings	4	3	- 25.0%	25	22	- 12.0%
Median Sales Price*	\$2,437,500	\$1,535,000	- 37.0%	\$1,699,000	\$1,592,000	- 6.3%
Average Sales Price*	\$2,350,000	\$1,949,167	- 17.1%	\$2,084,120	\$2,031,562	- 2.5%
Percent of List Price Received*	93.2%	85.9%	- 7.8%	95.9%	92.1%	- 4.0%
Days on Market Until Sale	108	172	+ 59.3%	103	114	+ 10.7%
Cumulative Days on Market Until Sale	124	172	+ 38.7%	112	149	+ 33.0%
Inventory of Homes for Sale	14	28	+ 100.0%	--	--	--
Months Supply of Inventory	5.0	11.5	+ 130.0%	--	--	--

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

Townhouse/Condo	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Key Metrics						
New Listings	6	14	+ 133.3%	154	171	+ 11.0%
Sold Listings	3	6	+ 100.0%	83	75	- 9.6%
Median Sales Price*	\$450,000	\$735,000	+ 63.3%	\$705,000	\$529,000	- 25.0%
Average Sales Price*	\$459,500	\$1,079,583	+ 134.9%	\$795,866	\$869,985	+ 9.3%
Percent of List Price Received*	91.0%	94.4%	+ 3.7%	96.9%	96.0%	- 0.9%
Days on Market Until Sale	48	101	+ 110.4%	142	116	- 18.3%
Cumulative Days on Market Until Sale	151	192	+ 27.2%	154	142	- 7.8%
Inventory of Homes for Sale	50	65	+ 30.0%	--	--	--
Months Supply of Inventory	7.2	10.4	+ 44.4%	--	--	--

* 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

