

Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

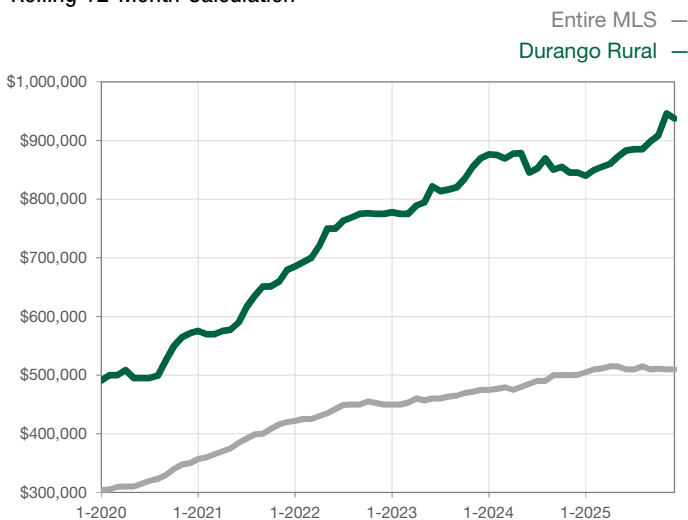
Single Family	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Key Metrics						
New Listings	15	14	- 6.7%	415	431	+ 3.9%
Sold Listings	20	14	- 30.0%	283	276	- 2.5%
Median Sales Price*	\$899,000	\$712,750	- 20.7%	\$845,000	\$937,500	+ 10.9%
Average Sales Price*	\$993,575	\$1,138,529	+ 14.6%	\$943,243	\$1,224,891	+ 29.9%
Percent of List Price Received*	97.1%	93.5%	- 3.7%	97.8%	96.9%	- 0.9%
Days on Market Until Sale	101	165	+ 63.4%	102	116	+ 13.7%
Cumulative Days on Market Until Sale	111	187	+ 68.5%	109	126	+ 15.6%
Inventory of Homes for Sale	91	102	+ 12.1%	--	--	--
Months Supply of Inventory	3.9	4.4	+ 12.8%	--	--	--

* 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	0	0	--	40	44	+ 10.0%
Sold Listings	4	5	+ 25.0%	35	36	+ 2.9%
Median Sales Price*	\$661,000	\$193,900	- 70.7%	\$549,000	\$648,500	+ 18.1%
Average Sales Price*	\$649,875	\$212,780	- 67.3%	\$635,086	\$683,689	+ 7.7%
Percent of List Price Received*	99.0%	96.4%	- 2.6%	98.8%	98.0%	- 0.8%
Days on Market Until Sale	95	141	+ 48.4%	73	86	+ 17.8%
Cumulative Days on Market Until Sale	95	141	+ 48.4%	73	86	+ 17.8%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	2.2	1.7	- 22.7%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

