

Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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Your Agent is a REALTOR®

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are the same!



La Plata County

Contact the Durango Area Association of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

Single Family

	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	87	83	- 4.6%	209	244	+ 16.7%
Sold Listings	35	39	+ 11.4%	104	127	+ 22.1%
Median Sales Price*	\$900,000	\$879,750	- 2.3%	\$785,000	\$790,000	+ 0.6%
Average Sales Price*	\$967,286	\$1,142,423	+ 18.1%	\$913,822	\$955,155	+ 4.5%
Percent of List Price Received*	98.0%	97.2%	- 0.8%	97.3%	97.3%	0.0%
Days on Market Until Sale	79	90	+ 13.9%	116	111	- 4.3%
Inventory of Homes for Sale	167	198	+ 18.6%	--	--	--
Months Supply of Inventory	3.6	4.2	+ 16.7%	--	--	--

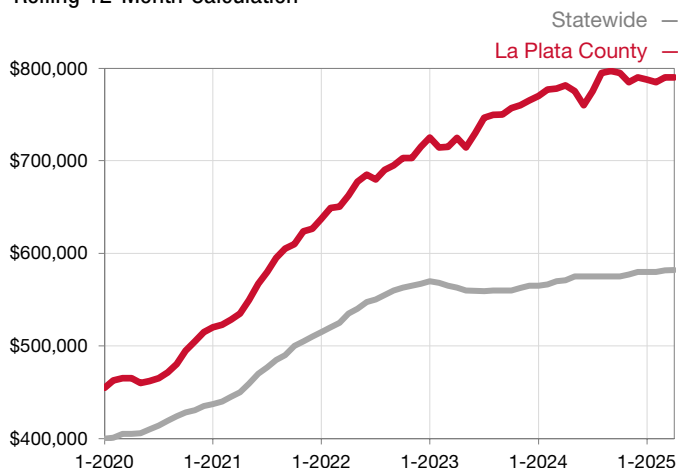
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo

	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	43	46	+ 7.0%	120	128	+ 6.7%
Sold Listings	19	18	- 5.3%	66	56	- 15.2%
Median Sales Price*	\$420,000	\$537,500	+ 28.0%	\$492,250	\$504,000	+ 2.4%
Average Sales Price*	\$582,500	\$572,378	- 1.7%	\$545,894	\$628,858	+ 15.2%
Percent of List Price Received*	98.0%	98.3%	+ 0.3%	97.8%	97.5%	- 0.3%
Days on Market Until Sale	96	84	- 12.5%	93	84	- 9.7%
Inventory of Homes for Sale	87	99	+ 13.8%	--	--	--
Months Supply of Inventory	4.5	4.8	+ 6.7%	--	--	--

* 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

