

Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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are the same!



San Juan County

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

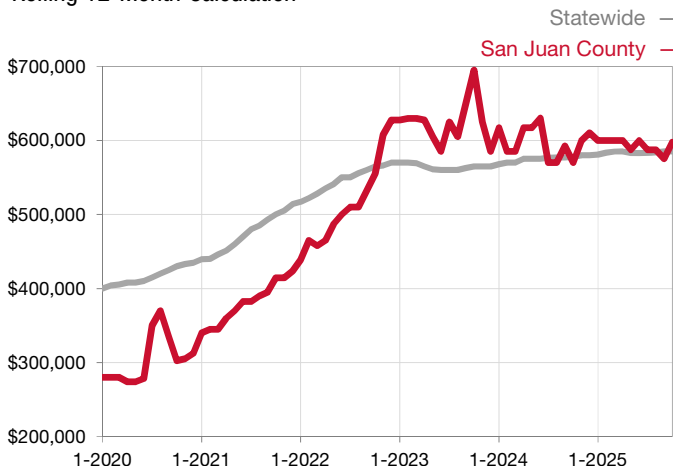
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	0	0	--	23	28	+ 21.7%
Sold Listings	1	2	+ 100.0%	9	9	0.0%
Median Sales Price*	\$485,000	\$924,500	+ 90.6%	\$600,000	\$510,000	- 15.0%
Average Sales Price*	\$485,000	\$924,500	+ 90.6%	\$579,077	\$658,978	+ 13.8%
Percent of List Price Received*	86.6%	101.1%	+ 16.7%	91.0%	98.7%	+ 8.5%
Days on Market Until Sale	663	73	- 89.0%	210	80	- 61.9%
Inventory of Homes for Sale	9	14	+ 55.6%	--	--	--
Months Supply of Inventory	5.1	8.2	+ 60.8%	--	--	--

* 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	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	3	0	- 100.0%	16	15	- 6.3%
Sold Listings	0	1	--	8	11	+ 37.5%
Median Sales Price*	\$0	\$295,000	--	\$530,000	\$295,000	- 44.3%
Average Sales Price*	\$0	\$295,000	--	\$521,438	\$436,718	- 16.2%
Percent of List Price Received*	0.0%	100.0%	--	97.9%	98.3%	+ 0.4%
Days on Market Until Sale	0	38	--	187	164	- 12.3%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	3.9	3.3	- 15.4%	--	--	--

* 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

