

Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®

**Make Sure
Your Agent is a REALTOR®**

Not all agents
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

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	30	36	+ 20.0%	811	867	+ 6.9%
Sold Listings	41	37	- 9.8%	545	554	+ 1.7%
Median Sales Price*	\$815,000	\$769,000	- 5.6%	\$790,000	\$837,450	+ 6.0%
Average Sales Price*	\$1,050,829	\$1,076,024	+ 2.4%	\$955,952	\$1,070,858	+ 12.0%
Percent of List Price Received*	96.4%	95.1%	- 1.3%	97.7%	97.1%	- 0.6%
Days on Market Until Sale	93	141	+ 51.6%	93	104	+ 11.8%
Inventory of Homes for Sale	156	193	+ 23.7%	--	--	--
Months Supply of Inventory	3.4	4.2	+ 23.5%	--	--	--

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

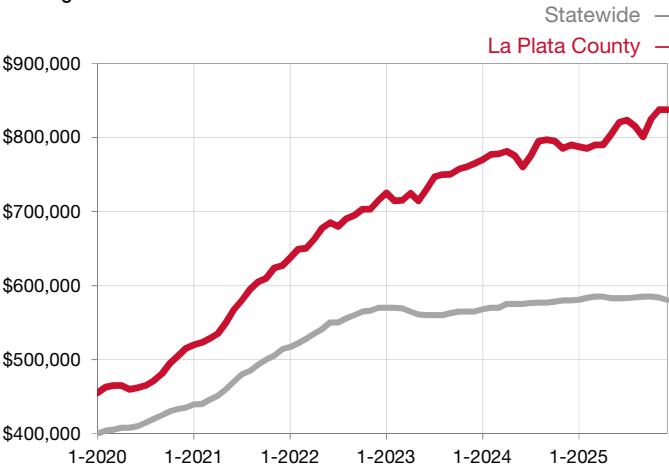
Townhouse/Condo

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	13	19	+ 46.2%	359	383	+ 6.7%
Sold Listings	23	14	- 39.1%	257	231	- 10.1%
Median Sales Price*	\$440,000	\$404,950	- 8.0%	\$544,900	\$529,000	- 2.9%
Average Sales Price*	\$503,198	\$656,521	+ 30.5%	\$632,636	\$671,404	+ 6.1%
Percent of List Price Received*	97.5%	96.3%	- 1.2%	98.0%	97.6%	- 0.4%
Days on Market Until Sale	107	124	+ 15.9%	98	97	- 1.0%
Inventory of Homes for Sale	76	106	+ 39.5%	--	--	--
Months Supply of Inventory	3.5	5.5	+ 57.1%	--	--	--

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Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

