

Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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

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	1	0	- 100.0%	25	31	+ 24.0%
Sold Listings	0	0	--	12	12	0.0%
Median Sales Price*	\$0	\$0	--	\$610,000	\$660,000	+ 8.2%
Average Sales Price*	\$0	\$0	--	\$606,391	\$729,233	+ 20.3%
Percent of List Price Received*	0.0%	0.0%	--	92.4%	97.5%	+ 5.5%
Days on Market Until Sale	0	0	--	193	106	- 45.1%
Inventory of Homes for Sale	6	14	+ 133.3%	--	--	--
Months Supply of Inventory	3.5	8.2	+ 134.3%	--	--	--

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

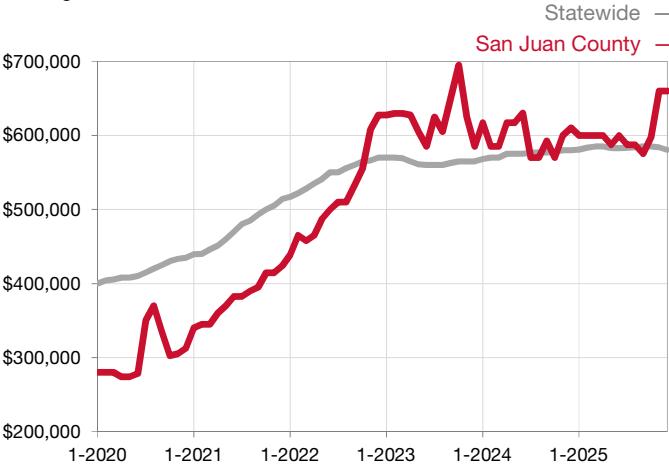
Townhouse/Condo

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	0	1	--	18	17	- 5.6%
Sold Listings	0	0	--	9	12	+ 33.3%
Median Sales Price*	\$0	\$0	--	\$615,000	\$365,000	- 40.7%
Average Sales Price*	\$0	\$0	--	\$576,833	\$477,408	- 17.2%
Percent of List Price Received*	0.0%	0.0%	--	97.5%	98.2%	+ 0.7%
Days on Market Until Sale	0	0	--	184	174	- 5.4%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	3.9	4.0	+ 2.6%	--	--	--

* 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

