

Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

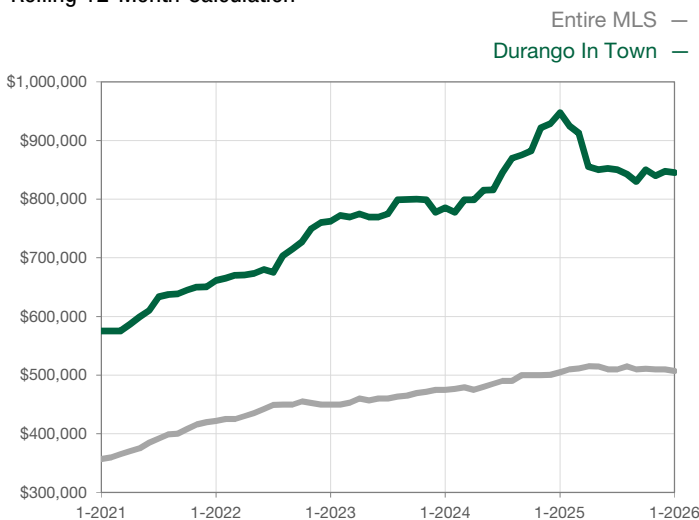
Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	10	6	- 40.0%	10	6	- 40.0%
Sold Listings	8	6	- 25.0%	8	6	- 25.0%
Median Sales Price*	\$1,336,500	\$967,500	- 27.6%	\$1,336,500	\$967,500	- 27.6%
Average Sales Price*	\$1,377,250	\$946,233	- 31.3%	\$1,377,250	\$946,233	- 31.3%
Percent of List Price Received*	98.0%	95.7%	- 2.3%	98.0%	95.7%	- 2.3%
Days on Market Until Sale	113	81	- 28.3%	113	81	- 28.3%
Cumulative Days on Market Until Sale	113	81	- 28.3%	113	81	- 28.3%
Inventory of Homes for Sale	18	15	- 16.7%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--

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

Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	14	15	+ 7.1%	14	15	+ 7.1%
Sold Listings	7	6	- 14.3%	7	6	- 14.3%
Median Sales Price*	\$641,552	\$641,197	- 0.1%	\$641,552	\$641,197	- 0.1%
Average Sales Price*	\$661,650	\$614,482	- 7.1%	\$661,650	\$614,482	- 7.1%
Percent of List Price Received*	96.8%	97.9%	+ 1.1%	96.8%	97.9%	+ 1.1%
Days on Market Until Sale	101	82	- 18.8%	101	82	- 18.8%
Cumulative Days on Market Until Sale	101	85	- 15.8%	101	85	- 15.8%
Inventory of Homes for Sale	29	36	+ 24.1%	--	--	--
Months Supply of Inventory	2.6	3.6	+ 38.5%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

