

Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

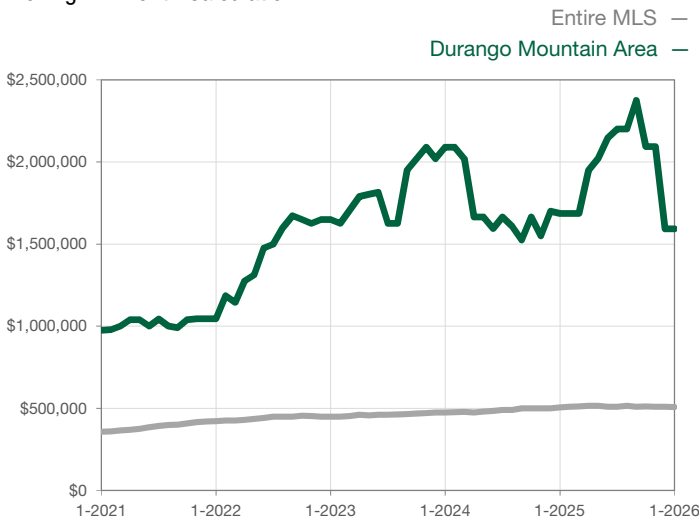
Single Family	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Key Metrics						
New Listings	1	3	+ 200.0%	1	3	+ 200.0%
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	14	21	+ 50.0%	--	--	--
Months Supply of Inventory	4.7	8.6	+ 83.0%	--	--	--

* 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	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Key Metrics						
New Listings	14	13	- 7.1%	14	13	- 7.1%
Sold Listings	4	5	+ 25.0%	4	5	+ 25.0%
Median Sales Price*	\$1,050,000	\$230,000	- 78.1%	\$1,050,000	\$230,000	- 78.1%
Average Sales Price*	\$1,035,000	\$319,530	- 69.1%	\$1,035,000	\$319,530	- 69.1%
Percent of List Price Received*	98.4%	94.0%	- 4.5%	98.4%	94.0%	- 4.5%
Days on Market Until Sale	40	233	+ 482.5%	40	233	+ 482.5%
Cumulative Days on Market Until Sale	156	233	+ 49.4%	156	233	+ 49.4%
Inventory of Homes for Sale	46	67	+ 45.7%	--	--	--
Months Supply of Inventory	6.6	10.9	+ 65.2%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

