

Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

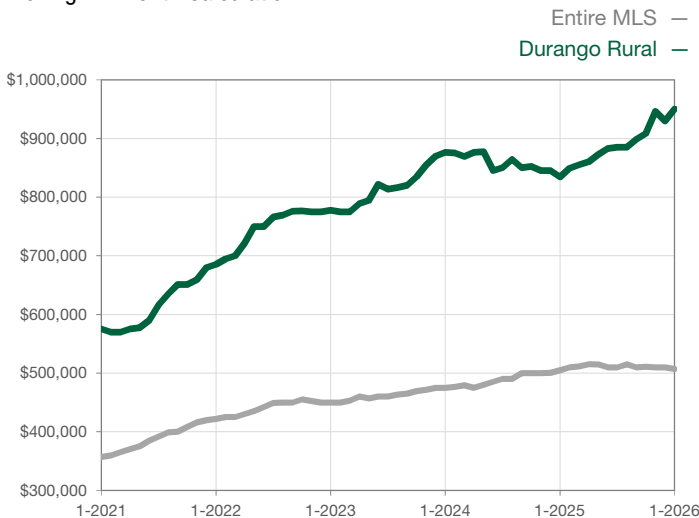
Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	28	27	- 3.6%	28	27	- 3.6%
Sold Listings	13	20	+ 53.8%	13	20	+ 53.8%
Median Sales Price*	\$767,000	\$1,010,000	+ 31.7%	\$767,000	\$1,010,000	+ 31.7%
Average Sales Price*	\$913,374	\$995,602	+ 9.0%	\$913,374	\$995,602	+ 9.0%
Percent of List Price Received*	95.9%	95.6%	- 0.3%	95.9%	95.6%	- 0.3%
Days on Market Until Sale	88	133	+ 51.1%	88	133	+ 51.1%
Cumulative Days on Market Until Sale	121	153	+ 26.4%	121	153	+ 26.4%
Inventory of Homes for Sale	90	91	+ 1.1%	--	--	--
Months Supply of Inventory	3.8	3.8	0.0%	--	--	--

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

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	3	1	- 66.7%	3	1	- 66.7%
Sold Listings	1	1	0.0%	1	1	0.0%
Median Sales Price*	\$227,500	\$475,500	+ 109.0%	\$227,500	\$475,500	+ 109.0%
Average Sales Price*	\$227,500	\$475,500	+ 109.0%	\$227,500	\$475,500	+ 109.0%
Percent of List Price Received*	99.0%	97.4%	- 1.6%	99.0%	97.4%	- 1.6%
Days on Market Until Sale	100	124	+ 24.0%	100	124	+ 24.0%
Cumulative Days on Market Until Sale	100	124	+ 24.0%	100	124	+ 24.0%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	1.7	0.6	- 64.7%	--	--	--

* 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

