

Local Market Update for February 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

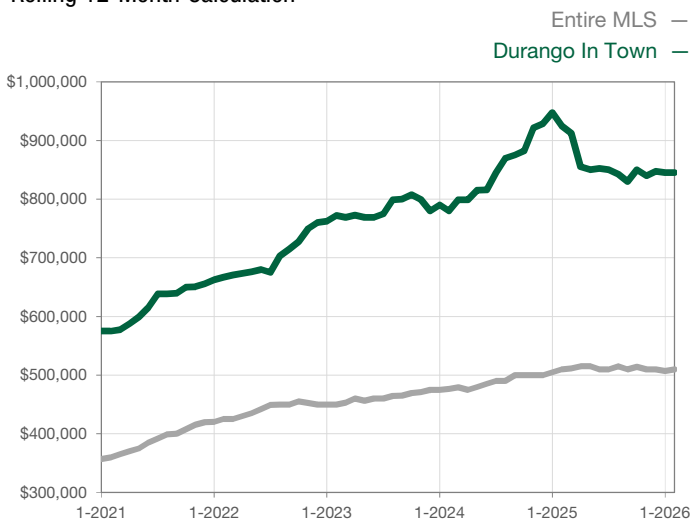
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Key Metrics						
New Listings	6	8	+ 33.3%	16	14	- 12.5%
Sold Listings	8	2	- 75.0%	16	8	- 50.0%
Median Sales Price*	\$802,500	\$657,500	- 18.1%	\$875,000	\$836,500	- 4.4%
Average Sales Price*	\$755,313	\$657,500	- 12.9%	\$1,066,281	\$874,050	- 18.0%
Percent of List Price Received*	95.2%	99.3%	+ 4.3%	96.6%	96.6%	0.0%
Days on Market Until Sale	84	68	- 19.0%	98	78	- 20.4%
Cumulative Days on Market Until Sale	169	68	- 59.8%	141	78	- 44.7%
Inventory of Homes for Sale	15	22	+ 46.7%	--	--	--
Months Supply of Inventory	1.4	2.2	+ 57.1%	--	--	--

* 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	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Key Metrics						
New Listings	10	9	- 10.0%	24	24	0.0%
Sold Listings	3	12	+ 300.0%	10	18	+ 80.0%
Median Sales Price*	\$509,000	\$595,000	+ 16.9%	\$549,000	\$623,500	+ 13.6%
Average Sales Price*	\$482,667	\$650,500	+ 34.8%	\$607,955	\$638,494	+ 5.0%
Percent of List Price Received*	94.8%	97.6%	+ 3.0%	96.2%	97.7%	+ 1.6%
Days on Market Until Sale	97	152	+ 56.7%	100	128	+ 28.0%
Cumulative Days on Market Until Sale	97	152	+ 56.7%	100	129	+ 29.0%
Inventory of Homes for Sale	29	33	+ 13.8%	--	--	--
Months Supply of Inventory	2.7	3.1	+ 14.8%	--	--	--

* 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

