

Local Market Update for February 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

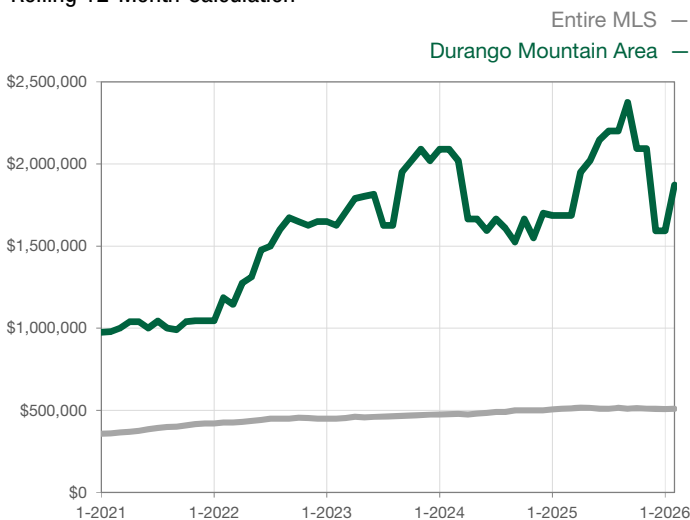
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Key Metrics						
New Listings	4	3	- 25.0%	5	7	+ 40.0%
Sold Listings	0	2	--	0	2	--
Median Sales Price*	\$0	\$3,425,000	--	\$0	\$3,425,000	--
Average Sales Price*	\$0	\$3,425,000	--	\$0	\$3,425,000	--
Percent of List Price Received*	0.0%	91.6%	--	0.0%	91.6%	--
Days on Market Until Sale	0	128	--	0	128	--
Cumulative Days on Market Until Sale	0	128	--	0	128	--
Inventory of Homes for Sale	16	23	+ 43.8%	--	--	--
Months Supply of Inventory	5.1	9.6	+ 88.2%	--	--	--

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

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	14	7	- 50.0%	28	21	- 25.0%
Sold Listings	6	8	+ 33.3%	10	13	+ 30.0%
Median Sales Price*	\$563,000	\$635,000	+ 12.8%	\$563,000	\$570,000	+ 1.2%
Average Sales Price*	\$878,917	\$838,125	- 4.6%	\$941,350	\$638,665	- 32.2%
Percent of List Price Received*	93.9%	97.5%	+ 3.8%	95.7%	96.2%	+ 0.5%
Days on Market Until Sale	135	112	- 17.0%	97	159	+ 63.9%
Cumulative Days on Market Until Sale	137	136	- 0.7%	144	173	+ 20.1%
Inventory of Homes for Sale	52	66	+ 26.9%	--	--	--
Months Supply of Inventory	7.4	10.4	+ 40.5%	--	--	--

* 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

