

# Local Market Update for February 2026

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Rural

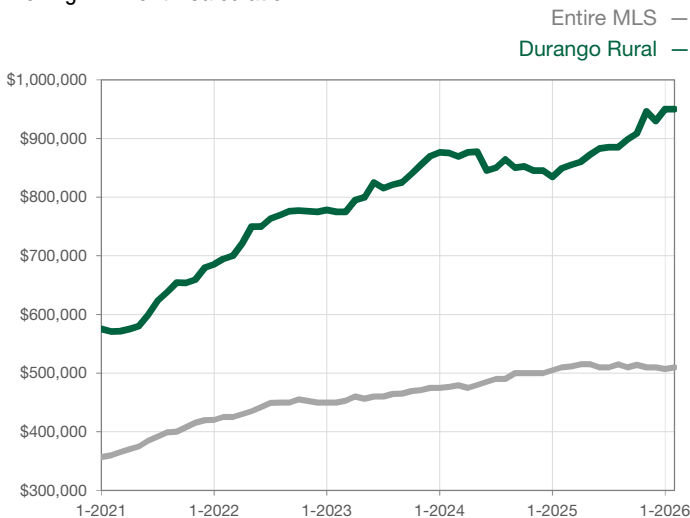
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	18	24	+ 33.3%	46	52	+ 13.0%
Sold Listings	6	15	+ 150.0%	19	35	+ 84.2%
Median Sales Price*	\$1,055,500	<b>\$960,000</b>	- 9.0%	\$851,000	<b>\$980,000</b>	+ 15.2%
Average Sales Price*	\$1,245,333	<b>\$1,189,373</b>	- 4.5%	\$1,018,203	<b>\$1,078,647</b>	+ 5.9%
Percent of List Price Received*	97.7%	<b>95.1%</b>	- 2.7%	96.5%	<b>95.4%</b>	- 1.1%
Days on Market Until Sale	156	<b>150</b>	- 3.8%	109	<b>140</b>	+ 28.4%
Cumulative Days on Market Until Sale	164	<b>158</b>	- 3.7%	134	<b>155</b>	+ 15.7%
Inventory of Homes for Sale	91	<b>95</b>	+ 4.4%	--	--	--
Months Supply of Inventory	3.9	<b>3.9</b>	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.

Townhouse/Condo	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	2	10	+ 400.0%	5	11	+ 120.0%
Sold Listings	2	4	+ 100.0%	3	5	+ 66.7%
Median Sales Price*	\$912,500	<b>\$745,500</b>	- 18.3%	\$540,000	<b>\$742,000</b>	+ 37.4%
Average Sales Price*	\$912,500	<b>\$652,750</b>	- 28.5%	\$684,167	<b>\$617,300</b>	- 9.8%
Percent of List Price Received*	100.5%	<b>98.3%</b>	- 2.2%	100.0%	<b>98.1%</b>	- 1.9%
Days on Market Until Sale	27	<b>100</b>	+ 270.4%	51	<b>104</b>	+ 103.9%
Cumulative Days on Market Until Sale	27	<b>100</b>	+ 270.4%	51	<b>104</b>	+ 103.9%
Inventory of Homes for Sale	4	<b>10</b>	+ 150.0%	--	--	--
Months Supply of Inventory	1.4	<b>3.1</b>	+ 121.4%	--	--	--

\* 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

