

# Local Market Update for March 2026

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango In Town

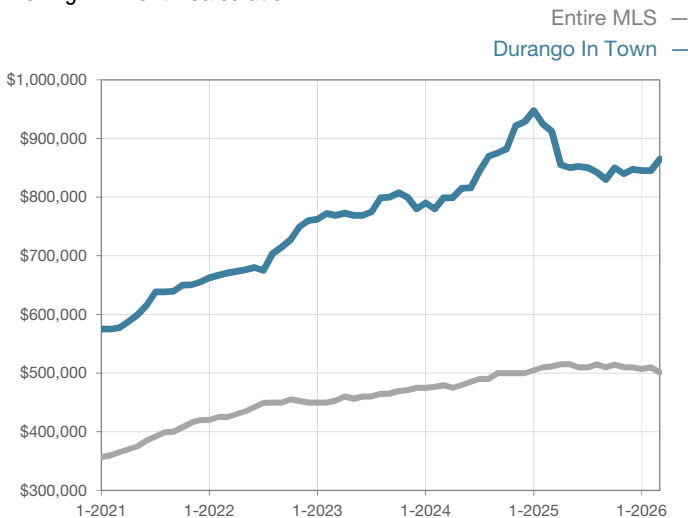
Single Family	March			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 03-2025	Thru 03-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	13	15	+ 15.4%	29	33	+ 13.8%
Sold Listings	8	11	+ 37.5%	24	19	- 20.8%
Median Sales Price*	\$783,500	<b>\$950,000</b>	+ 21.3%	\$812,500	<b>\$940,000</b>	+ 15.7%
Average Sales Price*	\$811,363	<b>\$1,092,945</b>	+ 34.7%	\$981,308	<b>\$1,000,779</b>	+ 2.0%
Percent of List Price Received*	97.9%	<b>97.8%</b>	- 0.1%	97.0%	<b>97.3%</b>	+ 0.3%
Days on Market Until Sale	114	<b>79</b>	- 30.7%	103	<b>78</b>	- 24.3%
Cumulative Days on Market Until Sale	116	<b>140</b>	+ 20.7%	133	<b>114</b>	- 14.3%
Inventory of Homes for Sale	19	<b>23</b>	+ 21.1%	--	--	--
Months Supply of Inventory	1.8	<b>2.2</b>	+ 22.2%	--	--	--

\* 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	March			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 03-2025	Thru 03-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	15	24	+ 60.0%	39	48	+ 23.1%
Sold Listings	6	10	+ 66.7%	16	28	+ 75.0%
Median Sales Price*	\$387,000	<b>\$400,000</b>	+ 3.4%	\$529,000	<b>\$547,500</b>	+ 3.5%
Average Sales Price*	\$431,380	<b>\$448,950</b>	+ 4.1%	\$541,740	<b>\$570,800</b>	+ 5.4%
Percent of List Price Received*	99.3%	<b>98.6%</b>	- 0.7%	97.4%	<b>98.0%</b>	+ 0.6%
Days on Market Until Sale	60	<b>129</b>	+ 115.0%	85	<b>128</b>	+ 50.6%
Cumulative Days on Market Until Sale	65	<b>173</b>	+ 166.2%	87	<b>145</b>	+ 66.7%
Inventory of Homes for Sale	30	<b>42</b>	+ 40.0%	--	--	--
Months Supply of Inventory	2.8	<b>3.8</b>	+ 35.7%	--	--	--

\* 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

