

Local Market Update for March 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

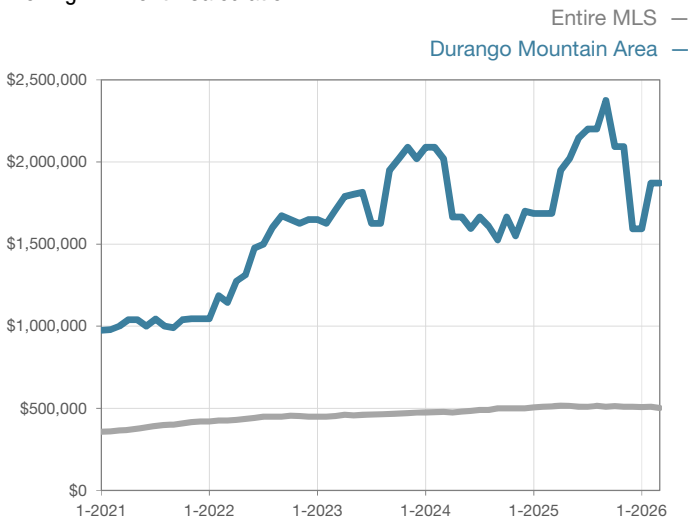
Single Family	March			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 03-2025	Thru 03-2026	Percent Change from Previous Year
Key Metrics						
New Listings	12	3	- 75.0%	17	10	- 41.2%
Sold Listings	0	4	--	0	6	--
Median Sales Price*	\$0	\$1,550,000	--	\$0	\$2,475,000	--
Average Sales Price*	\$0	\$1,658,750	--	\$0	\$2,247,500	--
Percent of List Price Received*	0.0%	95.3%	--	0.0%	94.1%	--
Days on Market Until Sale	0	99	--	0	109	--
Cumulative Days on Market Until Sale	0	169	--	0	155	--
Inventory of Homes for Sale	24	21	- 12.5%	--	--	--
Months Supply of Inventory	7.6	8.3	+ 9.2%	--	--	--

* 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
Key Metrics						
New Listings	6	11	+ 83.3%	34	32	- 5.9%
Sold Listings	2	7	+ 250.0%	12	20	+ 66.7%
Median Sales Price*	\$1,166,250	\$277,000	- 76.2%	\$672,750	\$423,500	- 37.0%
Average Sales Price*	\$1,166,250	\$623,143	- 46.6%	\$978,833	\$633,233	- 35.3%
Percent of List Price Received*	92.4%	90.6%	- 1.9%	95.2%	94.2%	- 1.1%
Days on Market Until Sale	213	209	- 1.9%	117	176	+ 50.4%
Cumulative Days on Market Until Sale	213	280	+ 31.5%	156	210	+ 34.6%
Inventory of Homes for Sale	49	61	+ 24.5%	--	--	--
Months Supply of Inventory	7.4	9.0	+ 21.6%	--	--	--

* 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

