

# Local Market Update for March 2026

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Rural

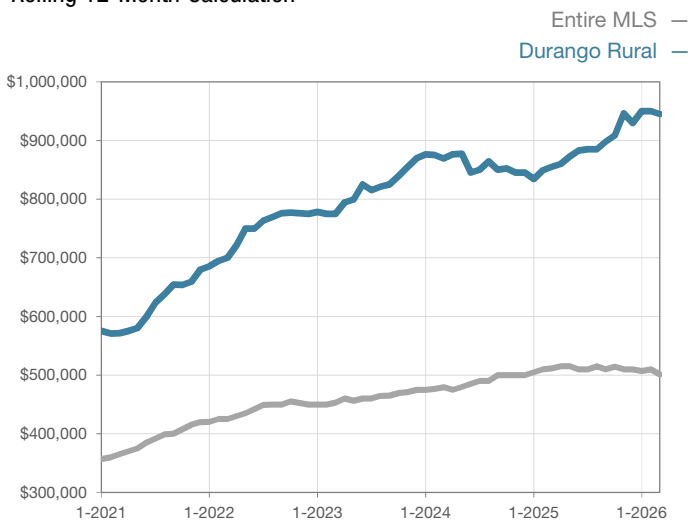
Single Family	March			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 03-2025	Thru 03-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	35	48	+ 37.1%	81	102	+ 25.9%
Sold Listings	17	19	+ 11.8%	36	54	+ 50.0%
Median Sales Price*	\$1,000,000	<b>\$876,000</b>	- 12.4%	\$882,281	<b>\$932,500</b>	+ 5.7%
Average Sales Price*	\$999,412	<b>\$1,007,079</b>	+ 0.8%	\$1,009,329	<b>\$1,053,466</b>	+ 4.4%
Percent of List Price Received*	97.8%	<b>98.5%</b>	+ 0.7%	97.1%	<b>96.5%</b>	- 0.6%
Days on Market Until Sale	121	<b>130</b>	+ 7.4%	115	<b>137</b>	+ 19.1%
Cumulative Days on Market Until Sale	132	<b>137</b>	+ 3.8%	133	<b>149</b>	+ 12.0%
Inventory of Homes for Sale	89	<b>105</b>	+ 18.0%	--	--	--
Months Supply of Inventory	3.7	<b>4.3</b>	+ 16.2%	--	--	--

\* 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	3	6	+ 100.0%	8	17	+ 112.5%
Sold Listings	2	0	- 100.0%	5	5	0.0%
Median Sales Price*	\$483,500	<b>\$0</b>	- 100.0%	\$492,000	<b>\$742,000</b>	+ 50.8%
Average Sales Price*	\$483,500	<b>\$0</b>	- 100.0%	\$603,900	<b>\$617,300</b>	+ 2.2%
Percent of List Price Received*	98.3%	<b>0.0%</b>	- 100.0%	99.3%	<b>98.1%</b>	- 1.2%
Days on Market Until Sale	29	0	- 100.0%	42	<b>104</b>	+ 147.6%
Cumulative Days on Market Until Sale	29	0	- 100.0%	42	<b>104</b>	+ 147.6%
Inventory of Homes for Sale	6	<b>16</b>	+ 166.7%	--	--	--
Months Supply of Inventory	2.2	<b>4.8</b>	+ 118.2%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

