

Local Market Update for April 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

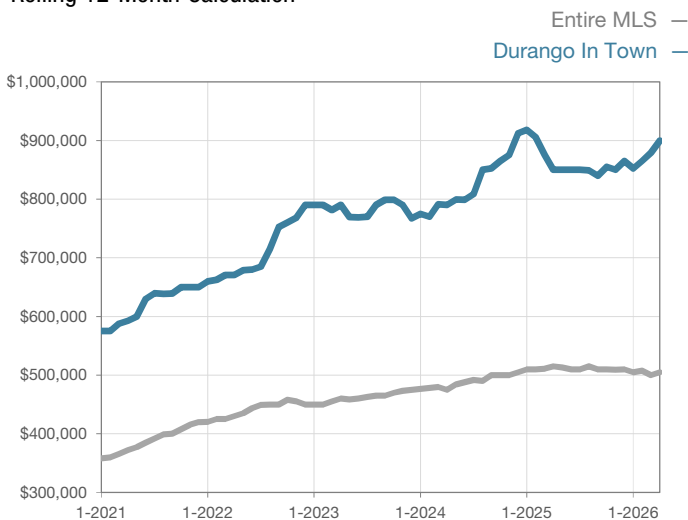
Single Family	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Key Metrics						
New Listings	14	20	+ 42.9%	40	49	+ 22.5%
Sold Listings	10	9	- 10.0%	34	23	- 32.4%
Median Sales Price*	\$715,000	\$878,000	+ 22.8%	\$781,000	\$940,000	+ 20.4%
Average Sales Price*	\$787,300	\$1,122,000	+ 42.5%	\$924,247	\$1,088,322	+ 17.8%
Percent of List Price Received*	98.1%	98.9%	+ 0.8%	97.4%	97.4%	0.0%
Days on Market Until Sale	73	78	+ 6.8%	94	77	- 18.1%
Cumulative Days on Market Until Sale	73	75	+ 2.7%	115	105	- 8.7%
Inventory of Homes for Sale	23	30	+ 30.4%	--	--	--
Months Supply of Inventory	2.3	3.4	+ 47.8%	--	--	--

* 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	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Key Metrics						
New Listings	19	17	- 10.5%	55	64	+ 16.4%
Sold Listings	10	11	+ 10.0%	23	36	+ 56.5%
Median Sales Price*	\$547,000	\$677,000	+ 23.8%	\$530,000	\$595,000	+ 12.3%
Average Sales Price*	\$556,890	\$618,636	+ 11.1%	\$521,573	\$588,333	+ 12.8%
Percent of List Price Received*	99.2%	98.3%	- 0.9%	97.9%	98.0%	+ 0.1%
Days on Market Until Sale	95	72	- 24.2%	89	117	+ 31.5%
Cumulative Days on Market Until Sale	104	72	- 30.8%	94	130	+ 38.3%
Inventory of Homes for Sale	35	44	+ 25.7%	--	--	--
Months Supply of Inventory	3.8	4.3	+ 13.2%	--	--	--

* 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

