

Local Market Update for April 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

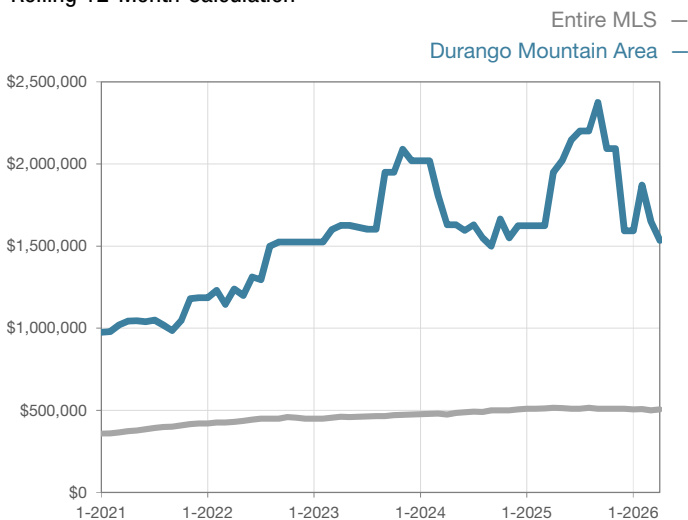
Single Family	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Key Metrics						
New Listings	5	5	0.0%	22	14	- 36.4%
Sold Listings	3	1	- 66.7%	3	6	+ 100.0%
Median Sales Price*	\$2,950,000	\$2,650,000	- 10.2%	\$2,950,000	\$2,475,000	- 16.1%
Average Sales Price*	\$3,331,250	\$2,650,000	- 20.5%	\$3,331,250	\$2,214,167	- 33.5%
Percent of List Price Received*	90.9%	88.7%	- 2.4%	90.9%	92.5%	+ 1.8%
Days on Market Until Sale	39	474	+ 1115.4%	39	180	+ 361.5%
Cumulative Days on Market Until Sale	39	474	+ 1115.4%	39	227	+ 482.1%
Inventory of Homes for Sale	26	23	- 11.5%	--	--	--
Months Supply of Inventory	9.0	10.1	+ 12.2%	--	--	--

* 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	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	22	23	+ 4.5%	54	54	0.0%
Sold Listings	4	3	- 25.0%	15	20	+ 33.3%
Median Sales Price*	\$497,500	\$315,000	- 36.7%	\$638,000	\$371,450	- 41.8%
Average Sales Price*	\$568,750	\$346,633	- 39.1%	\$821,400	\$570,728	- 30.5%
Percent of List Price Received*	96.6%	96.4%	- 0.2%	95.2%	94.0%	- 1.3%
Days on Market Until Sale	91	231	+ 153.8%	115	189	+ 64.3%
Cumulative Days on Market Until Sale	183	231	+ 26.2%	171	223	+ 30.4%
Inventory of Homes for Sale	60	72	+ 20.0%	--	--	--
Months Supply of Inventory	9.9	11.5	+ 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

