

# Local Market Update for April 2026

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Rural

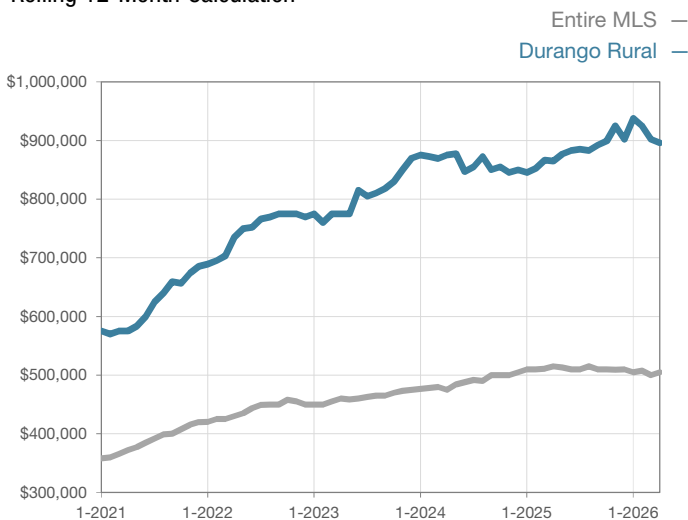
Single Family	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	33	51	+ 54.5%	110	149	+ 35.5%
Sold Listings	18	27	+ 50.0%	50	75	+ 50.0%
Median Sales Price*	\$890,000	<b>\$860,000</b>	- 3.4%	\$896,781	<b>\$875,000</b>	- 2.4%
Average Sales Price*	\$943,986	<b>\$950,241</b>	+ 0.7%	\$1,005,634	<b>\$965,515</b>	- 4.0%
Percent of List Price Received*	97.1%	<b>99.2%</b>	+ 2.2%	96.9%	<b>97.6%</b>	+ 0.7%
Days on Market Until Sale	130	111	- 14.6%	122	134	+ 9.8%
Cumulative Days on Market Until Sale	137	130	- 5.1%	137	149	+ 8.8%
Inventory of Homes for Sale	100	121	+ 21.0%	--	--	--
Months Supply of Inventory	4.6	5.2	+ 13.0%	--	--	--

\* 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
<b>Key Metrics</b>						
New Listings	5	3	- 40.0%	13	19	+ 46.2%
Sold Listings	2	2	0.0%	6	8	+ 33.3%
Median Sales Price*	\$767,500	<b>\$380,000</b>	- 50.5%	\$483,500	<b>\$506,250</b>	+ 4.7%
Average Sales Price*	\$767,500	<b>\$380,000</b>	- 50.5%	\$544,917	<b>\$509,563</b>	- 6.5%
Percent of List Price Received*	98.3%	<b>98.5%</b>	+ 0.2%	98.8%	<b>97.9%</b>	- 0.9%
Days on Market Until Sale	61	163	+ 167.2%	52	157	+ 201.9%
Cumulative Days on Market Until Sale	61	160	+ 162.3%	52	157	+ 201.9%
Inventory of Homes for Sale	9	14	+ 55.6%	--	--	--
Months Supply of Inventory	3.9	4.8	+ 23.1%	--	--	--

\* 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

