

# Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango In Town

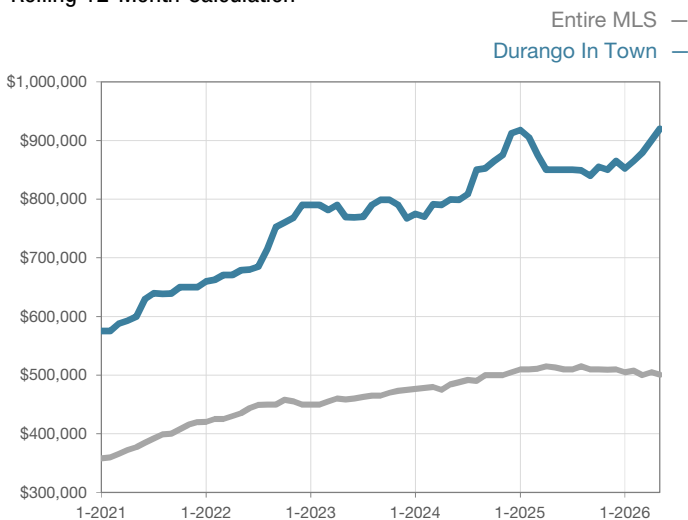
Single Family	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	23	12	- 47.8%	63	61	- 3.2%
Sold Listings	7	11	+ 57.1%	41	34	- 17.1%
Median Sales Price*	\$879,200	<b>\$1,065,000</b>	+ 21.1%	\$800,000	<b>\$965,000</b>	+ 20.6%
Average Sales Price*	\$1,002,682	<b>\$1,332,718</b>	+ 32.9%	\$937,638	<b>\$1,167,391</b>	+ 24.5%
Percent of List Price Received*	102.7%	<b>98.4%</b>	- 4.2%	98.3%	<b>97.7%</b>	- 0.6%
Days on Market Until Sale	43	<b>89</b>	+ 107.0%	85	<b>81</b>	- 4.7%
Cumulative Days on Market Until Sale	43	<b>94</b>	+ 118.6%	103	<b>102</b>	- 1.0%
Inventory of Homes for Sale	29	<b>28</b>	- 3.4%	--	--	--
Months Supply of Inventory	2.9	<b>3.1</b>	+ 6.9%	--	--	--

\* 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	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	14	27	+ 92.9%	69	91	+ 31.9%
Sold Listings	14	13	- 7.1%	37	49	+ 32.4%
Median Sales Price*	\$652,500	<b>\$590,000</b>	- 9.6%	\$559,000	<b>\$590,000</b>	+ 5.5%
Average Sales Price*	\$663,100	<b>\$549,077</b>	- 17.2%	\$575,124	<b>\$577,918</b>	+ 0.5%
Percent of List Price Received*	98.9%	<b>98.3%</b>	- 0.6%	98.3%	<b>98.1%</b>	- 0.2%
Days on Market Until Sale	65	<b>139</b>	+ 113.8%	80	<b>123</b>	+ 53.8%
Cumulative Days on Market Until Sale	65	<b>139</b>	+ 113.8%	83	<b>132</b>	+ 59.0%
Inventory of Homes for Sale	33	<b>58</b>	+ 75.8%	--	--	--
Months Supply of Inventory	3.5	<b>5.7</b>	+ 62.9%	--	--	--

\* 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

