

# Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Mountain Area

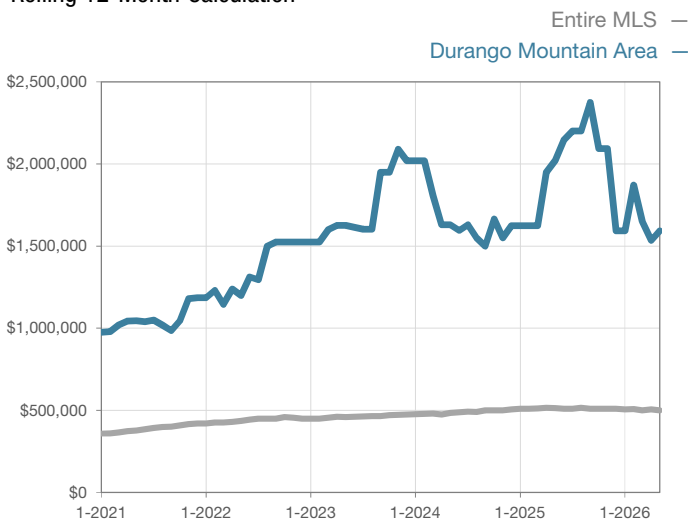
Single Family	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	10	9	- 10.0%	32	23	- 28.1%
Sold Listings	1	2	+ 100.0%	4	8	+ 100.0%
Median Sales Price*	\$2,200,000	<b>\$2,987,500</b>	+ 35.8%	\$2,575,000	<b>\$2,475,000</b>	- 3.9%
Average Sales Price*	\$2,200,000	<b>\$2,987,500</b>	+ 35.8%	\$3,048,438	<b>\$2,407,500</b>	- 21.0%
Percent of List Price Received*	95.7%	<b>98.0%</b>	+ 2.4%	92.1%	<b>93.9%</b>	+ 2.0%
Days on Market Until Sale	71	<b>80</b>	+ 12.7%	47	<b>155</b>	+ 229.8%
Cumulative Days on Market Until Sale	71	<b>80</b>	+ 12.7%	47	<b>190</b>	+ 304.3%
Inventory of Homes for Sale	35	<b>29</b>	- 17.1%	--	--	--
Months Supply of Inventory	12.7	<b>12.3</b>	- 3.1%	--	--	--

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

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	22	20	- 9.1%	76	74	- 2.6%
Sold Listings	7	8	+ 14.3%	22	28	+ 27.3%
Median Sales Price*	\$1,475,000	<b>\$597,500</b>	- 59.5%	\$641,500	<b>\$498,950</b>	- 22.2%
Average Sales Price*	\$1,222,000	<b>\$562,063</b>	- 54.0%	\$948,864	<b>\$568,252</b>	- 40.1%
Percent of List Price Received*	93.8%	<b>97.2%</b>	+ 3.6%	94.8%	<b>94.9%</b>	+ 0.1%
Days on Market Until Sale	111	<b>133</b>	+ 19.8%	114	<b>173</b>	+ 51.8%
Cumulative Days on Market Until Sale	184	<b>156</b>	- 15.2%	175	<b>204</b>	+ 16.6%
Inventory of Homes for Sale	69	<b>77</b>	+ 11.6%	--	--	--
Months Supply of Inventory	10.8	<b>12.2</b>	+ 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.

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



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

