

Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

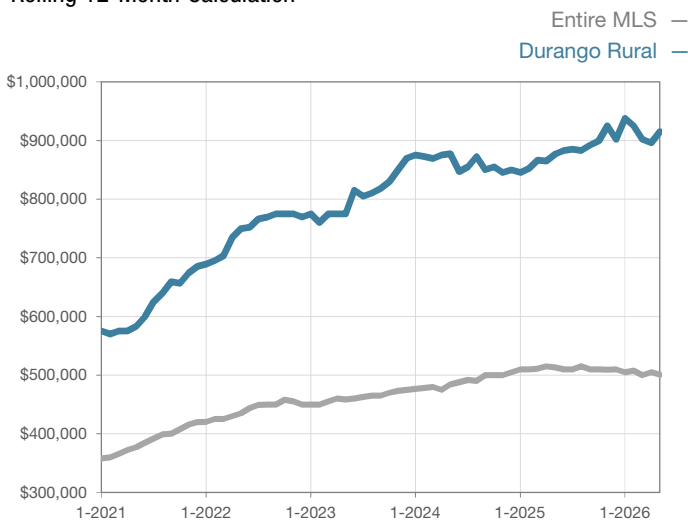
Single Family	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	74	41	- 44.6%	184	190	+ 3.3%
Sold Listings	28	36	+ 28.6%	78	111	+ 42.3%
Median Sales Price*	\$883,700	\$980,000	+ 10.9%	\$889,781	\$876,000	- 1.5%
Average Sales Price*	\$1,019,610	\$1,259,124	+ 23.5%	\$1,010,651	\$1,060,740	+ 5.0%
Percent of List Price Received*	97.0%	97.2%	+ 0.2%	97.0%	97.5%	+ 0.5%
Days on Market Until Sale	129	108	- 16.3%	124	125	+ 0.8%
Cumulative Days on Market Until Sale	151	117	- 22.5%	142	139	- 2.1%
Inventory of Homes for Sale	151	124	- 17.9%	--	--	--
Months Supply of Inventory	6.7	5.2	- 22.4%	--	--	--

* 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
Key Metrics						
New Listings	3	3	0.0%	16	22	+ 37.5%
Sold Listings	2	2	0.0%	8	10	+ 25.0%
Median Sales Price*	\$618,500	\$558,000	- 9.8%	\$483,500	\$535,250	+ 10.7%
Average Sales Price*	\$618,500	\$558,000	- 9.8%	\$563,313	\$519,250	- 7.8%
Percent of List Price Received*	94.6%	101.4%	+ 7.2%	97.8%	98.6%	+ 0.8%
Days on Market Until Sale	212	91	- 57.1%	92	144	+ 56.5%
Cumulative Days on Market Until Sale	212	91	- 57.1%	92	143	+ 55.4%
Inventory of Homes for Sale	10	12	+ 20.0%	--	--	--
Months Supply of Inventory	4.3	4.1	- 4.7%	--	--	--

* 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

