

Local Market Update for June 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

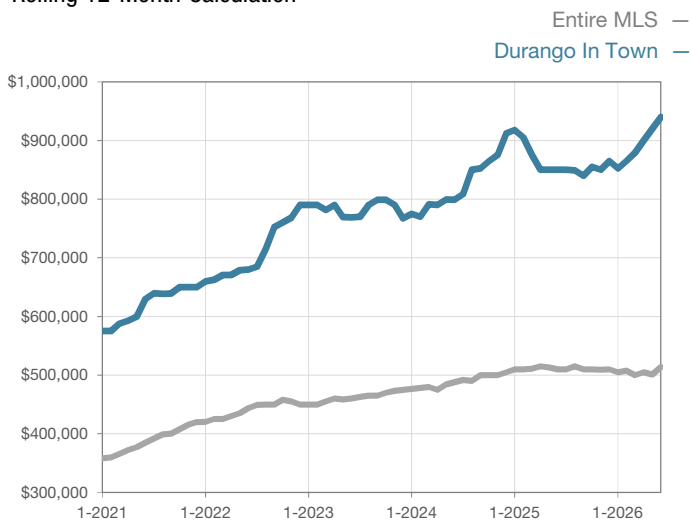
Single Family	June			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 06-2026	Percent Change from Previous Year
New Listings	10	19	+ 90.0%	73	80	+ 9.6%
Sold Listings	7	13	+ 85.7%	48	47	- 2.1%
Median Sales Price*	\$808,000	\$935,000	+ 15.7%	\$804,000	\$940,000	+ 16.9%
Average Sales Price*	\$935,143	\$1,159,438	+ 24.0%	\$937,274	\$1,165,191	+ 24.3%
Percent of List Price Received*	101.7%	99.6%	- 2.1%	98.8%	98.3%	- 0.5%
Days on Market Until Sale	51	82	+ 60.8%	80	81	+ 1.3%
Cumulative Days on Market Until Sale	51	81	+ 58.8%	95	96	+ 1.1%
Inventory of Homes for Sale	27	33	+ 22.2%	--	--	--
Months Supply of Inventory	2.8	3.4	+ 21.4%	--	--	--

* 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	June			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 06-2026	Percent Change from Previous Year
New Listings	19	14	- 26.3%	88	104	+ 18.2%
Sold Listings	15	11	- 26.7%	52	60	+ 15.4%
Median Sales Price*	\$425,000	\$560,000	+ 31.8%	\$525,000	\$577,500	+ 10.0%
Average Sales Price*	\$438,933	\$553,227	+ 26.0%	\$535,838	\$573,392	+ 7.0%
Percent of List Price Received*	99.7%	98.3%	- 1.4%	98.7%	98.1%	- 0.6%
Days on Market Until Sale	72	99	+ 37.5%	77	119	+ 54.5%
Cumulative Days on Market Until Sale	72	118	+ 63.9%	80	130	+ 62.5%
Inventory of Homes for Sale	42	58	+ 38.1%	--	--	--
Months Supply of Inventory	4.3	5.9	+ 37.2%	--	--	--

* 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

