

Local Market Update for June 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

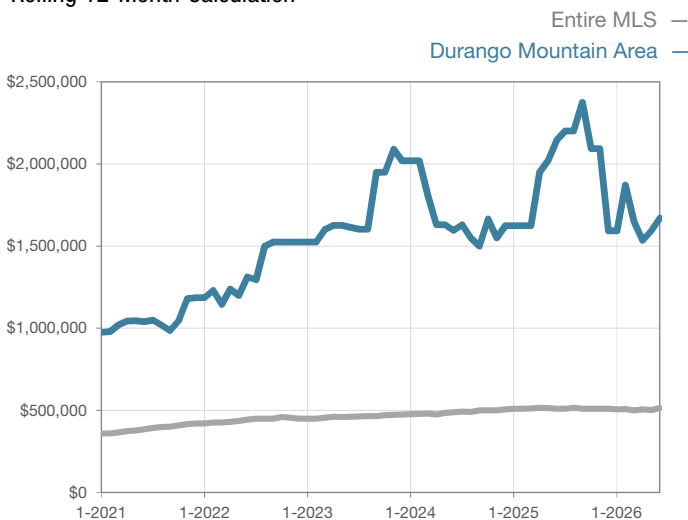
Single Family	June			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 06-2026	Percent Change from Previous Year
New Listings	6	13	+ 116.7%	38	36	- 5.3%
Sold Listings	1	1	0.0%	5	9	+ 80.0%
Median Sales Price*	\$915,000	\$1,694,000	+ 85.1%	\$2,200,000	\$2,300,000	+ 4.5%
Average Sales Price*	\$915,000	\$1,694,000	+ 85.1%	\$2,621,750	\$2,328,222	- 11.2%
Percent of List Price Received*	92.0%	99.7%	+ 8.4%	92.1%	94.5%	+ 2.6%
Days on Market Until Sale	124	36	- 71.0%	62	142	+ 129.0%
Cumulative Days on Market Until Sale	124	36	- 71.0%	62	173	+ 179.0%
Inventory of Homes for Sale	36	39	+ 8.3%	--	--	--
Months Supply of Inventory	14.4	16.5	+ 14.6%	--	--	--

* 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	21	25	+ 19.0%	97	98	+ 1.0%
Sold Listings	7	5	- 28.6%	29	33	+ 13.8%
Median Sales Price*	\$275,000	\$394,000	+ 43.3%	\$488,000	\$427,900	- 12.3%
Average Sales Price*	\$388,643	\$646,200	+ 66.3%	\$813,638	\$580,062	- 28.7%
Percent of List Price Received*	98.4%	95.3%	- 3.2%	95.7%	95.0%	- 0.7%
Days on Market Until Sale	121	74	- 38.8%	116	158	+ 36.2%
Cumulative Days on Market Until Sale	121	70	- 42.1%	162	183	+ 13.0%
Inventory of Homes for Sale	83	92	+ 10.8%	--	--	--
Months Supply of Inventory	12.3	14.9	+ 21.1%	--	--	--

* 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

