

Local Market Update for June 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

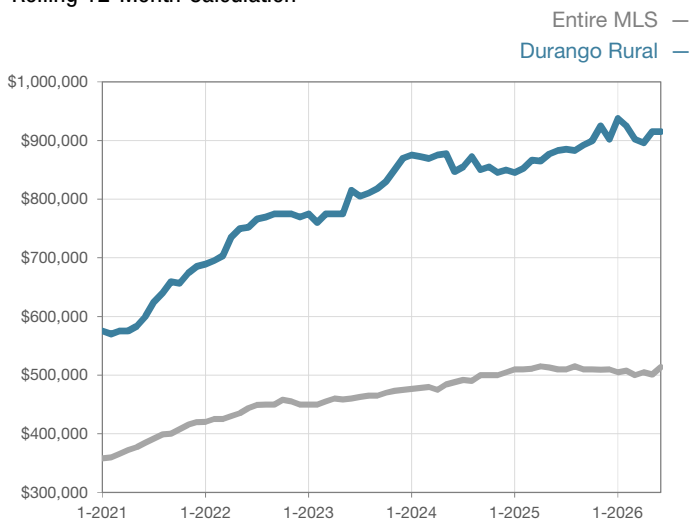
Single Family	June			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 06-2026	Percent Change from Previous Year
New Listings	54	65	+ 20.4%	238	256	+ 7.6%
Sold Listings	14	31	+ 121.4%	92	142	+ 54.3%
Median Sales Price*	\$937,500	\$955,000	+ 1.9%	\$896,781	\$889,250	- 0.8%
Average Sales Price*	\$1,098,464	\$1,225,111	+ 11.5%	\$1,024,014	\$1,096,624	+ 7.1%
Percent of List Price Received*	99.4%	97.3%	- 2.1%	97.3%	97.4%	+ 0.1%
Days on Market Until Sale	49	106	+ 116.3%	113	121	+ 7.1%
Cumulative Days on Market Until Sale	49	109	+ 122.4%	128	132	+ 3.1%
Inventory of Homes for Sale	170	160	- 5.9%	--	--	--
Months Supply of Inventory	7.7	6.3	- 18.2%	--	--	--

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

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	6	5	- 16.7%	22	28	+ 27.3%
Sold Listings	1	2	+ 100.0%	9	12	+ 33.3%
Median Sales Price*	\$1,099,000	\$577,500	- 47.5%	\$492,000	\$535,250	+ 8.8%
Average Sales Price*	\$1,099,000	\$577,500	- 47.5%	\$622,833	\$528,958	- 15.1%
Percent of List Price Received*	100.0%	98.3%	- 1.7%	98.0%	98.6%	+ 0.6%
Days on Market Until Sale	47	77	+ 63.8%	87	133	+ 52.9%
Cumulative Days on Market Until Sale	47	77	+ 63.8%	87	132	+ 51.7%
Inventory of Homes for Sale	15	15	0.0%	--	--	--
Months Supply of Inventory	6.4	5.0	- 21.9%	--	--	--

* 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

