

Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

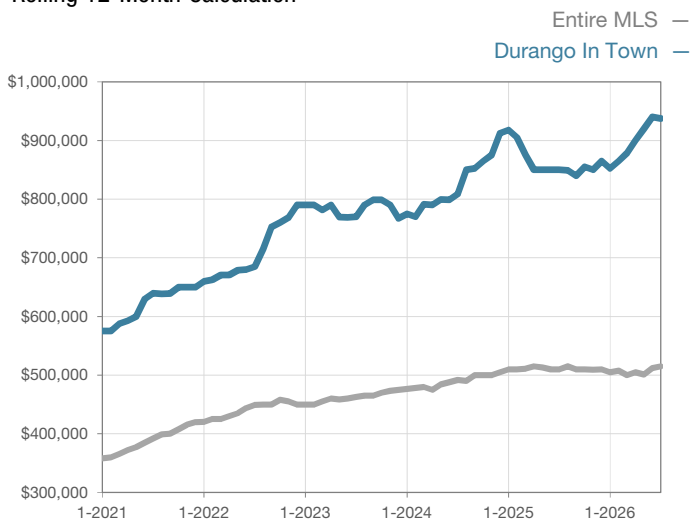
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	14	13	- 7.1%	87	91	+ 4.6%
Sold Listings	16	14	- 12.5%	64	59	- 7.8%
Median Sales Price*	\$932,500	\$806,500	- 13.5%	\$816,500	\$935,000	+ 14.5%
Average Sales Price*	\$1,139,969	\$937,393	- 17.8%	\$987,948	\$1,112,025	+ 12.6%
Percent of List Price Received*	97.1%	96.6%	- 0.5%	98.4%	98.0%	- 0.4%
Days on Market Until Sale	70	56	- 20.0%	78	73	- 6.4%
Cumulative Days on Market Until Sale	70	56	- 20.0%	89	85	- 4.5%
Inventory of Homes for Sale	31	31	0.0%	--	--	--
Months Supply of Inventory	3.3	3.3	0.0%	--	--	--

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

Townhouse/Condo	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	15	20	+ 33.3%	103	124	+ 20.4%
Sold Listings	8	13	+ 62.5%	60	73	+ 21.7%
Median Sales Price*	\$635,000	\$735,000	+ 15.7%	\$538,000	\$625,000	+ 16.2%
Average Sales Price*	\$624,944	\$817,354	+ 30.8%	\$547,719	\$616,837	+ 12.6%
Percent of List Price Received*	98.3%	98.1%	- 0.2%	98.7%	98.1%	- 0.6%
Days on Market Until Sale	54	107	+ 98.1%	74	116	+ 56.8%
Cumulative Days on Market Until Sale	54	106	+ 96.3%	76	125	+ 64.5%
Inventory of Homes for Sale	44	60	+ 36.4%	--	--	--
Months Supply of Inventory	4.8	5.9	+ 22.9%	--	--	--

* 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

