

Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

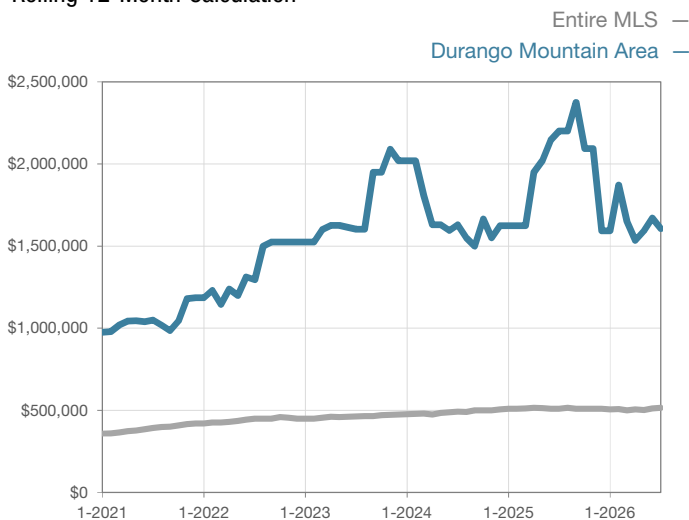
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	5	4	- 20.0%	43	39	- 9.3%
Sold Listings	3	2	- 33.3%	8	11	+ 37.5%
Median Sales Price*	\$2,420,000	\$1,503,125	- 37.9%	\$2,310,000	\$2,250,000	- 2.6%
Average Sales Price*	\$2,806,667	\$1,503,125	- 46.4%	\$2,691,094	\$2,178,205	- 19.1%
Percent of List Price Received*	92.5%	94.7%	+ 2.4%	92.3%	94.6%	+ 2.5%
Days on Market Until Sale	115	191	+ 66.1%	82	151	+ 84.1%
Cumulative Days on Market Until Sale	115	191	+ 66.1%	82	176	+ 114.6%
Inventory of Homes for Sale	35	38	+ 8.6%	--	--	--
Months Supply of Inventory	13.7	16.7	+ 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.

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	12	10	- 16.7%	109	108	- 0.9%
Sold Listings	7	6	- 14.3%	36	39	+ 8.3%
Median Sales Price*	\$770,000	\$607,250	- 21.1%	\$563,000	\$477,000	- 15.3%
Average Sales Price*	\$1,056,714	\$662,833	- 37.3%	\$860,903	\$592,796	- 31.1%
Percent of List Price Received*	96.1%	96.6%	+ 0.5%	95.7%	95.2%	- 0.5%
Days on Market Until Sale	120	86	- 28.3%	116	147	+ 26.7%
Cumulative Days on Market Until Sale	128	118	- 7.8%	156	173	+ 10.9%
Inventory of Homes for Sale	79	92	+ 16.5%	--	--	--
Months Supply of Inventory	11.6	15.1	+ 30.2%	--	--	--

* 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

