

Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

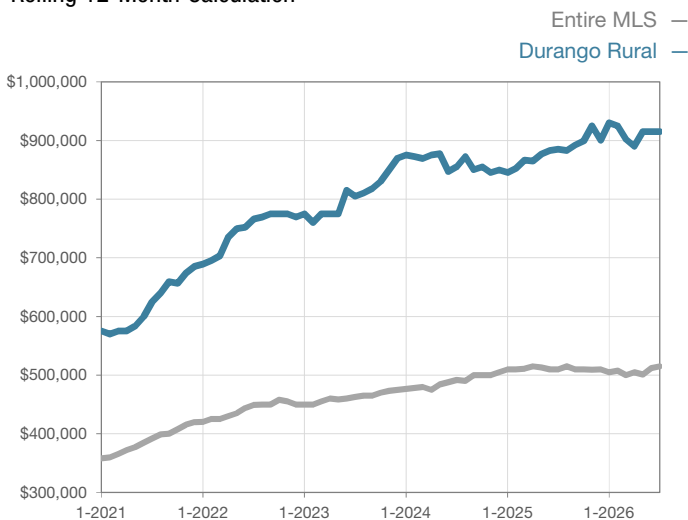
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	45	46	+ 2.2%	283	305	+ 7.8%
Sold Listings	30	27	- 10.0%	122	170	+ 39.3%
Median Sales Price*	\$882,500	\$854,000	- 3.2%	\$889,500	\$877,250	- 1.4%
Average Sales Price*	\$1,120,217	\$1,008,215	- 10.0%	\$1,047,670	\$1,081,296	+ 3.2%
Percent of List Price Received*	97.3%	97.7%	+ 0.4%	97.3%	97.4%	+ 0.1%
Days on Market Until Sale	82	101	+ 23.2%	105	119	+ 13.3%
Cumulative Days on Market Until Sale	91	105	+ 15.4%	119	129	+ 8.4%
Inventory of Homes for Sale	174	175	+ 0.6%	--	--	--
Months Supply of Inventory	8.1	7.0	- 13.6%	--	--	--

* 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	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	8	2	- 75.0%	30	30	0.0%
Sold Listings	3	5	+ 66.7%	12	17	+ 41.7%
Median Sales Price*	\$840,000	\$887,500	+ 5.7%	\$556,000	\$699,000	+ 25.7%
Average Sales Price*	\$820,667	\$892,200	+ 8.7%	\$672,292	\$635,794	- 5.4%
Percent of List Price Received*	97.9%	99.5%	+ 1.6%	98.0%	98.9%	+ 0.9%
Days on Market Until Sale	75	88	+ 17.3%	84	119	+ 41.7%
Cumulative Days on Market Until Sale	75	88	+ 17.3%	84	119	+ 41.7%
Inventory of Homes for Sale	16	16	0.0%	--	--	--
Months Supply of Inventory	7.4	4.9	- 33.8%	--	--	--

* 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

