

Local Market Update for August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

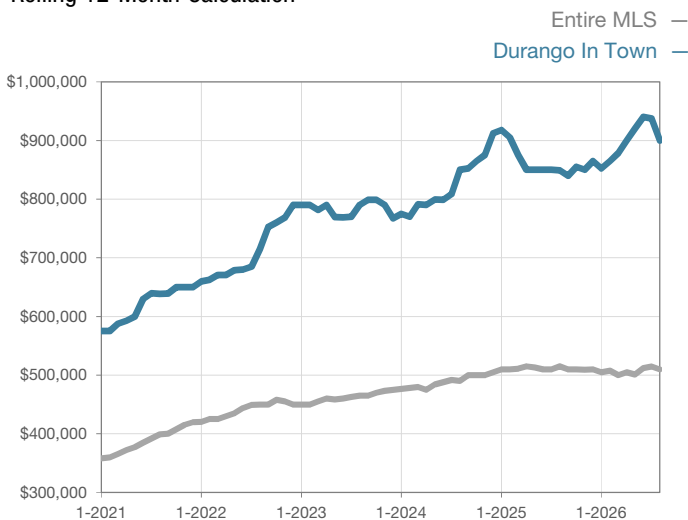
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
New Listings	17	14	- 17.6%	104	105	+ 1.0%
Sold Listings	12	9	- 25.0%	76	68	- 10.5%
Median Sales Price*	\$1,153,763	\$877,850	- 23.9%	\$836,000	\$906,425	+ 8.4%
Average Sales Price*	\$1,169,444	\$1,073,185	- 8.2%	\$1,016,605	\$1,106,885	+ 8.9%
Percent of List Price Received*	95.4%	98.1%	+ 2.8%	97.9%	98.0%	+ 0.1%
Days on Market Until Sale	87	69	- 20.7%	82	73	- 11.0%
Cumulative Days on Market Until Sale	87	63	- 27.6%	89	82	- 7.9%
Inventory of Homes for Sale	30	37	+ 23.3%	--	--	--
Months Supply of Inventory	3.2	4.1	+ 28.1%	--	--	--

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

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
New Listings	17	23	+ 35.3%	120	146	+ 21.7%
Sold Listings	13	10	- 23.1%	73	83	+ 13.7%
Median Sales Price*	\$465,500	\$689,750	+ 48.2%	\$520,000	\$630,000	+ 21.2%
Average Sales Price*	\$563,923	\$772,200	+ 36.9%	\$550,605	\$635,555	+ 15.4%
Percent of List Price Received*	98.0%	96.7%	- 1.3%	98.5%	97.9%	- 0.6%
Days on Market Until Sale	91	144	+ 58.2%	78	120	+ 53.8%
Cumulative Days on Market Until Sale	118	144	+ 22.0%	84	128	+ 52.4%
Inventory of Homes for Sale	41	62	+ 51.2%	--	--	--
Months Supply of Inventory	4.2	6.2	+ 47.6%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

