

Local Market Update for August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

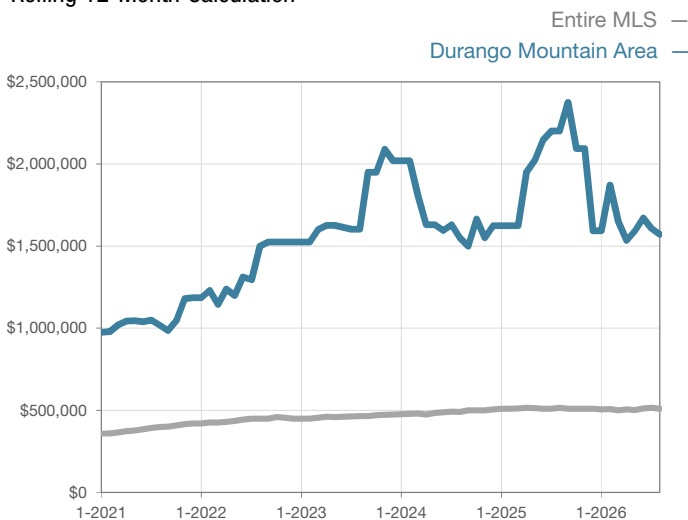
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
New Listings	5	7	+ 40.0%	48	46	- 4.2%
Sold Listings	3	2	- 33.3%	11	13	+ 18.2%
Median Sales Price*	\$1,330,000	\$737,500	- 44.5%	\$2,200,000	\$1,694,000	- 23.0%
Average Sales Price*	\$1,793,333	\$737,500	- 58.9%	\$2,446,250	\$1,956,558	- 20.0%
Percent of List Price Received*	90.3%	101.8%	+ 12.7%	91.7%	95.7%	+ 4.4%
Days on Market Until Sale	137	80	- 41.6%	97	140	+ 44.3%
Cumulative Days on Market Until Sale	158	80	- 49.4%	103	161	+ 56.3%
Inventory of Homes for Sale	34	40	+ 17.6%	--	--	--
Months Supply of Inventory	13.3	18.3	+ 37.6%	--	--	--

* 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	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	14	10	- 28.6%	123	118	- 4.1%
Sold Listings	8	6	- 25.0%	44	45	+ 2.3%
Median Sales Price*	\$996,000	\$283,000	- 71.6%	\$641,500	\$396,000	- 38.3%
Average Sales Price*	\$1,036,500	\$326,125	- 68.5%	\$892,830	\$557,240	- 37.6%
Percent of List Price Received*	97.8%	97.5%	- 0.3%	96.1%	95.5%	- 0.6%
Days on Market Until Sale	131	85	- 35.1%	122	138	+ 13.1%
Cumulative Days on Market Until Sale	131	85	- 35.1%	151	162	+ 7.3%
Inventory of Homes for Sale	80	87	+ 8.7%	--	--	--
Months Supply of Inventory	12.0	14.7	+ 22.5%	--	--	--

* 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

