

Local Market Update for August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

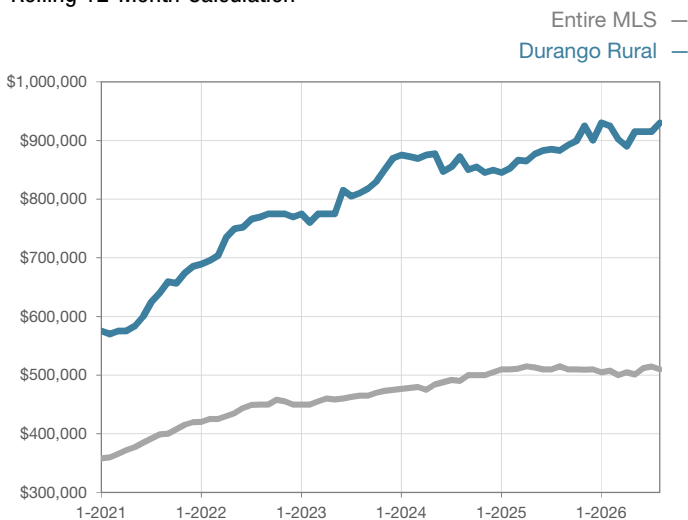
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
New Listings	36	33	- 8.3%	319	338	+ 6.0%
Sold Listings	28	18	- 35.7%	150	188	+ 25.3%
Median Sales Price*	\$877,000	\$1,301,593	+ 48.4%	\$887,000	\$915,000	+ 3.2%
Average Sales Price*	\$1,900,301	\$1,370,455	- 27.9%	\$1,206,828	\$1,108,982	- 8.1%
Percent of List Price Received*	94.6%	96.9%	+ 2.4%	96.8%	97.4%	+ 0.6%
Days on Market Until Sale	112	85	- 24.1%	111	115	+ 3.6%
Cumulative Days on Market Until Sale	115	85	- 26.1%	118	124	+ 5.1%
Inventory of Homes for Sale	169	183	+ 8.3%	--	--	--
Months Supply of Inventory	7.7	7.6	- 1.3%	--	--	--

* 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	5	3	- 40.0%	35	33	- 5.7%
Sold Listings	3	1	- 66.7%	15	18	+ 20.0%
Median Sales Price*	\$744,000	\$810,000	+ 8.9%	\$572,000	\$707,500	+ 23.7%
Average Sales Price*	\$636,667	\$810,000	+ 27.2%	\$665,167	\$645,472	- 3.0%
Percent of List Price Received*	98.5%	101.4%	+ 2.9%	98.1%	99.0%	+ 0.9%
Days on Market Until Sale	88	19	- 78.4%	85	114	+ 34.1%
Cumulative Days on Market Until Sale	88	19	- 78.4%	85	114	+ 34.1%
Inventory of Homes for Sale	18	15	- 16.7%	--	--	--
Months Supply of Inventory	8.6	4.9	- 43.0%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

