

Local Market Update for September 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Durango In Town

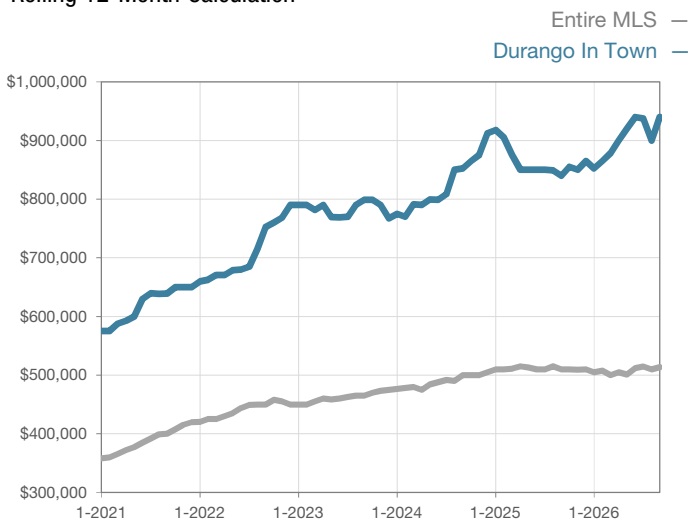
Single Family	September			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
New Listings	13	14	+ 7.7%	117	120	+ 2.6%
Sold Listings	10	14	+ 40.0%	86	82	- 4.7%
Median Sales Price*	\$770,500	\$955,750	+ 24.0%	\$828,500	\$937,500	+ 13.2%
Average Sales Price*	\$919,401	\$1,256,821	+ 36.7%	\$1,005,302	\$1,132,484	+ 12.7%
Percent of List Price Received*	98.1%	97.5%	- 0.6%	97.9%	97.9%	0.0%
Days on Market Until Sale	93	126	+ 35.5%	83	82	- 1.2%
Cumulative Days on Market Until Sale	93	97	+ 4.3%	89	84	- 5.6%
Inventory of Homes for Sale	27	39	+ 44.4%	--	--	--
Months Supply of Inventory	2.9	4.1	+ 41.4%	--	--	--

* 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	September			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
New Listings	14	21	+ 50.0%	134	168	+ 25.4%
Sold Listings	15	14	- 6.7%	88	97	+ 10.2%
Median Sales Price*	\$455,000	\$588,000	+ 29.2%	\$514,500	\$617,000	+ 19.9%
Average Sales Price*	\$560,820	\$552,643	- 1.5%	\$552,346	\$623,589	+ 12.9%
Percent of List Price Received*	97.5%	98.2%	+ 0.7%	98.4%	98.0%	- 0.4%
Days on Market Until Sale	83	97	+ 16.9%	78	117	+ 50.0%
Cumulative Days on Market Until Sale	82	93	+ 13.4%	83	123	+ 48.2%
Inventory of Homes for Sale	37	70	+ 89.2%	--	--	--
Months Supply of Inventory	3.6	7.1	+ 97.2%	--	--	--

* 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

