

Local Market Update for September 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

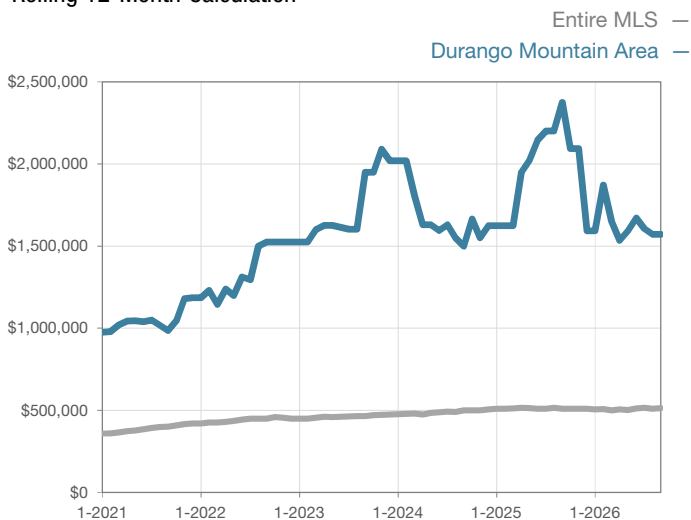
Single Family	September			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
New Listings	7	7	0.0%	55	53	- 3.6%
Sold Listings	1	1	0.0%	12	14	+ 16.7%
Median Sales Price*	\$1,155,000	\$1,165,000	+ 0.9%	\$2,146,875	\$1,650,125	- 23.1%
Average Sales Price*	\$1,155,000	\$1,165,000	+ 0.9%	\$2,338,646	\$1,900,018	- 18.8%
Percent of List Price Received*	85.6%	93.2%	+ 8.9%	91.2%	95.5%	+ 4.7%
Days on Market Until Sale	70	355	+ 407.1%	95	155	+ 63.2%
Cumulative Days on Market Until Sale	414	355	- 14.3%	129	175	+ 35.7%
Inventory of Homes for Sale	37	42	+ 13.5%	--	--	--
Months Supply of Inventory	19.6	19.3	- 1.5%	--	--	--

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

Townhouse/Condo	September			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
New Listings	9	12	+ 33.3%	132	130	- 1.5%
Sold Listings	9	9	0.0%	53	54	+ 1.9%
Median Sales Price*	\$419,500	\$660,000	+ 57.3%	\$620,000	\$420,700	- 32.1%
Average Sales Price*	\$982,544	\$1,049,278	+ 6.8%	\$908,064	\$639,246	- 29.6%
Percent of List Price Received*	95.5%	95.1%	- 0.4%	96.0%	95.5%	- 0.5%
Days on Market Until Sale	113	140	+ 23.9%	120	139	+ 15.8%
Cumulative Days on Market Until Sale	113	143	+ 26.5%	145	158	+ 9.0%
Inventory of Homes for Sale	73	92	+ 26.0%	--	--	--
Months Supply of Inventory	11.7	15.5	+ 32.5%	--	--	--

* 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

