

Local Market Update for September 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

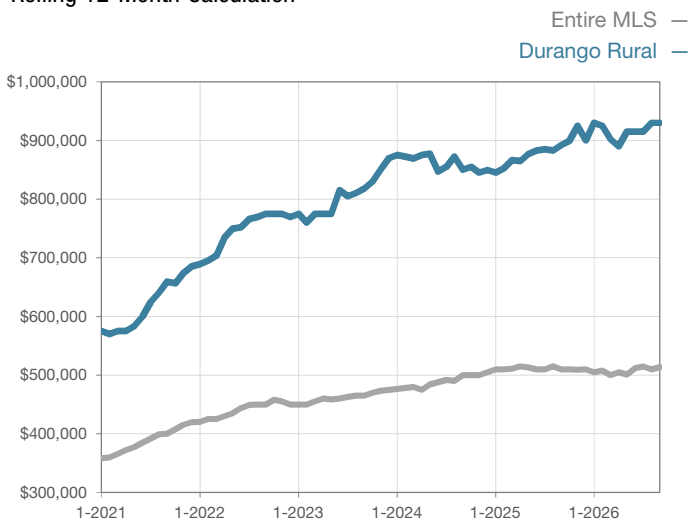
Single Family	September			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
New Listings	34	45	+ 32.4%	353	383	+ 8.5%
Sold Listings	32	21	- 34.4%	182	209	+ 14.8%
Median Sales Price*	\$1,022,500	\$1,009,000	- 1.3%	\$889,500	\$925,000	+ 4.0%
Average Sales Price*	\$1,054,774	\$1,169,093	+ 10.8%	\$1,180,093	\$1,115,021	- 5.5%
Percent of List Price Received*	95.8%	95.6%	- 0.2%	96.6%	97.2%	+ 0.6%
Days on Market Until Sale	123	137	+ 11.4%	113	117	+ 3.5%
Cumulative Days on Market Until Sale	122	154	+ 26.2%	119	127	+ 6.7%
Inventory of Homes for Sale	166	181	+ 9.0%	--	--	--
Months Supply of Inventory	7.8	7.8	0.0%	--	--	--

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

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	7	3	- 57.1%	42	35	- 16.7%
Sold Listings	6	5	- 16.7%	21	23	+ 9.5%
Median Sales Price*	\$854,950	\$538,000	- 37.1%	\$744,000	\$699,000	- 6.0%
Average Sales Price*	\$786,650	\$658,449	- 16.3%	\$699,876	\$648,293	- 7.4%
Percent of List Price Received*	96.5%	98.8%	+ 2.4%	97.7%	99.0%	+ 1.3%
Days on Market Until Sale	114	149	+ 30.7%	93	122	+ 31.2%
Cumulative Days on Market Until Sale	114	149	+ 30.7%	93	121	+ 30.1%
Inventory of Homes for Sale	20	16	- 20.0%	--	--	--
Months Supply of Inventory	8.0	5.3	- 33.8%	--	--	--

* 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

