Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

Durango In Town

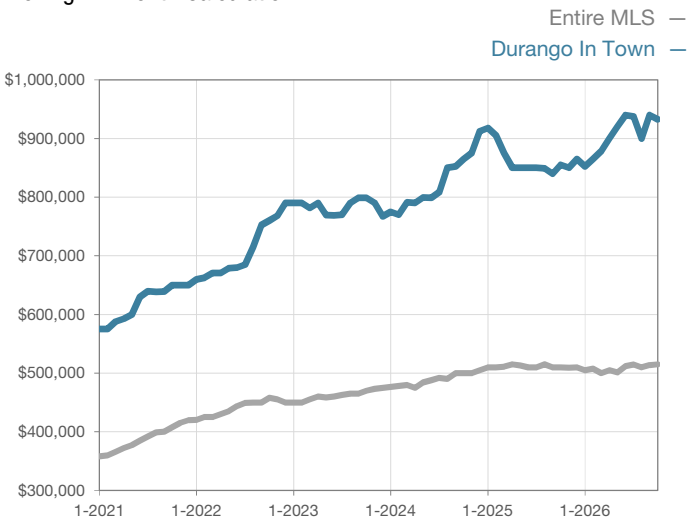
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	16	**9**	- 43.8%	133	**128**	- 3.8%
Sold Listings	15	**8**	- 46.7%	101	**90**	- 10.9%
Median Sales Price*	$949,900	**$837,500**	- 11.8%	$850,000	**$937,500**	+ 10.3%
Average Sales Price*	$1,040,685	**$927,563**	- 10.9%	$1,010,557	**$1,114,269**	+ 10.3%
Percent of List Price Received*	96.3%	**96.3%**	0.0%	97.7%	**97.8%**	+ 0.1%
Days on Market Until Sale	55	**125**	+ 127.3%	79	**86**	+ 8.9%
Cumulative Days on Market Until Sale	55	**125**	+ 127.3%	84	**88**	+ 4.8%
Inventory of Homes for Sale	28	**35**	+ 25.0%	--	**--**	--
Months Supply of Inventory	2.8	**4.0**	+ 42.9%	--	**--**	--

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

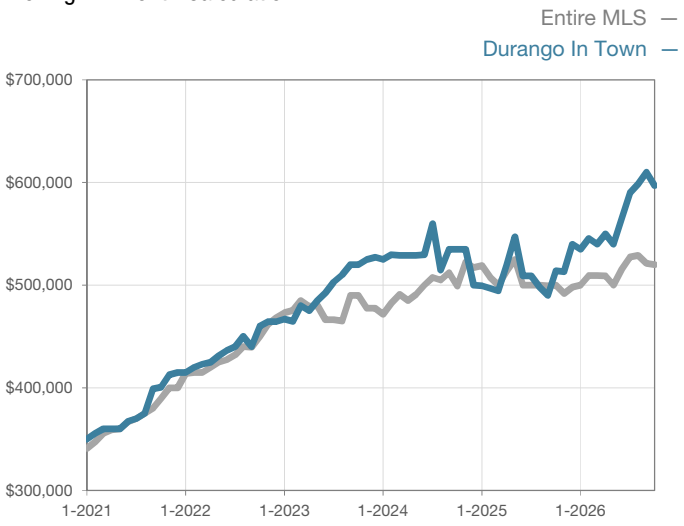
Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	17	**9**	- 47.1%	151	**177**	+ 17.2%
Sold Listings	8	**13**	+ 62.5%	96	**110**	+ 14.6%
Median Sales Price*	$697,000	**$439,000**	- 37.0%	$532,500	**$599,000**	+ 12.5%
Average Sales Price*	$657,563	**$507,192**	- 22.9%	$561,114	**$609,833**	+ 8.7%
Percent of List Price Received*	97.7%	**98.7%**	+ 1.0%	98.3%	**98.1%**	- 0.2%
Days on Market Until Sale	130	**87**	- 33.1%	83	**113**	+ 36.1%
Cumulative Days on Market Until Sale	130	**87**	- 33.1%	87	**118**	+ 35.6%
Inventory of Homes for Sale	48	**60**	+ 25.0%	--	**--**	--
Months Supply of Inventory	5.0	**5.8**	+ 16.0%	--	**--**	--

* 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



Current as of November 4, 2026. Data © 2026 Colorado Real Estate Network. Report © 2026 ShowingTime Plus, LLC.