Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

Durango Mountain Area

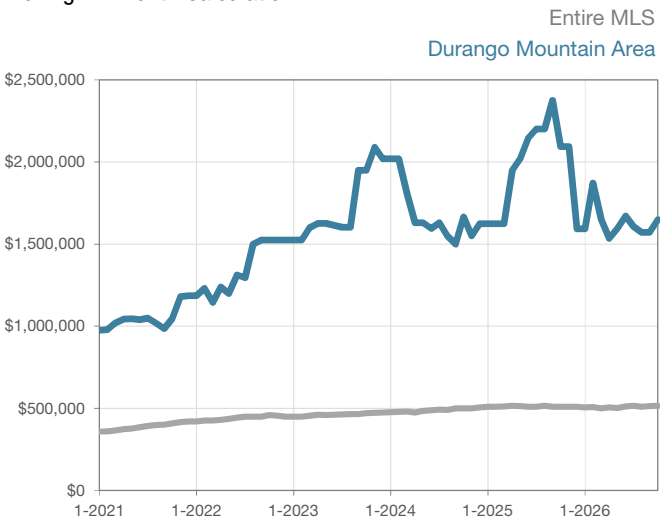
Single Family	October			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 10-2025	Thru 10-2026	Percent Change from Previous Year
New Listings	4	**4**	0.0%	59	**57**	- 3.4%
Sold Listings	4	**2**	- 50.0%	16	**16**	0.0%
Median Sales Price*	$1,524,000	**$4,750,000**	+ 211.7%	$1,871,375	**$1,972,000**	+ 5.4%
Average Sales Price*	$1,605,000	**$4,750,000**	+ 196.0%	$2,155,234	**$2,256,266**	+ 4.7%
Percent of List Price Received*	96.0%	**88.6%**	- 7.7%	92.4%	**94.6%**	+ 2.4%
Days on Market Until Sale	99	**200**	+ 102.0%	96	**161**	+ 67.7%
Cumulative Days on Market Until Sale	99	**390**	+ 293.9%	121	**202**	+ 66.9%
Inventory of Homes for Sale	28	**44**	+ 57.1%	--	**--**	--
Months Supply of Inventory	13.3	**22.0**	+ 65.4%	--	**--**	--

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

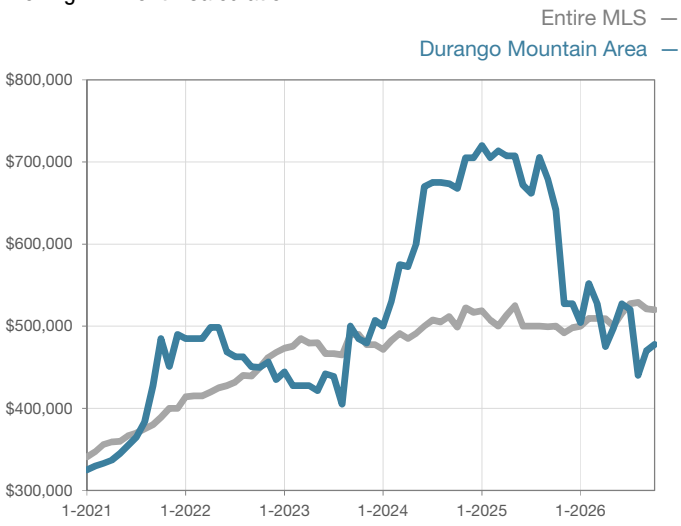
Townhouse/Condo	October			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 10-2025	Thru 10-2026	Percent Change from Previous Year
New Listings	5	**8**	+ 60.0%	137	**138**	+ 0.7%
Sold Listings	7	**5**	- 28.6%	60	**59**	- 1.7%
Median Sales Price*	$295,000	**$665,000**	+ 125.4%	$511,000	**$477,000**	- 6.7%
Average Sales Price*	$708,500	**$1,189,200**	+ 67.8%	$884,782	**$685,853**	- 22.5%
Percent of List Price Received*	96.9%	**95.5%**	- 1.4%	96.1%	**95.5%**	- 0.6%
Days on Market Until Sale	129	**165**	+ 27.9%	121	**141**	+ 16.5%
Cumulative Days on Market Until Sale	129	**164**	+ 27.1%	143	**159**	+ 11.2%
Inventory of Homes for Sale	63	**80**	+ 27.0%	--	**--**	--
Months Supply of Inventory	10.2	**13.9**	+ 36.3%	--	**--**	--

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

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.