Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

Durango Rural

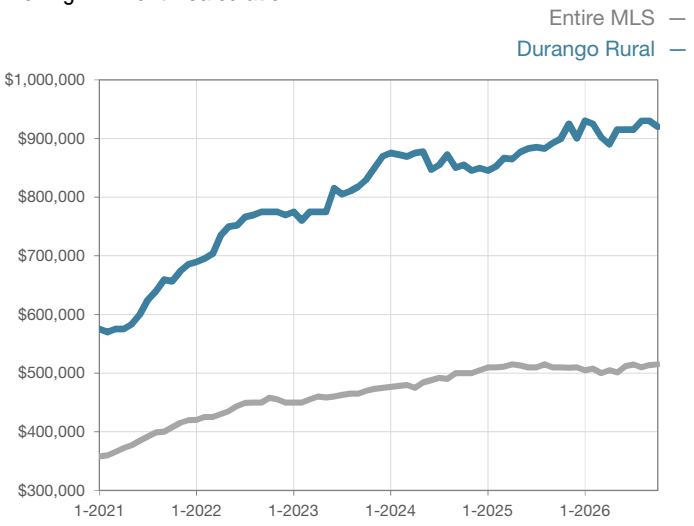
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	32	**22**	- 31.3%	385	**406**	+ 5.5%
Sold Listings	33	**20**	- 39.4%	215	**229**	+ 6.5%
Median Sales Price*	$1,050,000	**$837,500**	- 20.2%	$899,000	**$915,000**	+ 1.8%
Average Sales Price*	$1,307,024	**$971,825**	- 25.6%	$1,199,576	**$1,102,515**	- 8.1%
Percent of List Price Received*	97.5%	**95.8%**	- 1.7%	96.8%	**97.1%**	+ 0.3%
Days on Market Until Sale	137	**141**	+ 2.9%	117	**120**	+ 2.6%
Cumulative Days on Market Until Sale	138	**162**	+ 17.4%	122	**130**	+ 6.6%
Inventory of Homes for Sale	147	**165**	+ 12.2%	--	**--**	--
Months Supply of Inventory	6.9	**7.4**	+ 7.2%	--	**--**	--

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

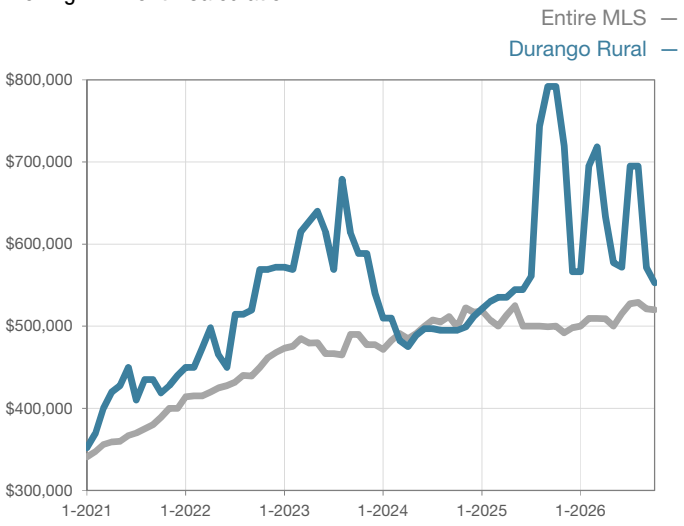
Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	1	**7**	+ 600.0%	43	**42**	- 2.3%
Sold Listings	4	**0**	- 100.0%	25	**23**	- 8.0%
Median Sales Price*	$947,000	**$0**	- 100.0%	$744,000	**$699,000**	- 6.0%
Average Sales Price*	$918,250	**$0**	- 100.0%	$734,816	**$648,293**	- 11.8%
Percent of List Price Received*	99.3%	**0.0%**	- 100.0%	97.9%	**99.0%**	+ 1.1%
Days on Market Until Sale	36	**0**	- 100.0%	84	**122**	+ 45.2%
Cumulative Days on Market Until Sale	36	**0**	- 100.0%	84	**121**	+ 44.0%
Inventory of Homes for Sale	16	**19**	+ 18.8%	--	**--**	--
Months Supply of Inventory	6.4	**6.5**	+ 1.6%	--	**--**	--

* 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.