

Local Market Update for February 2026

A Research Tool Provided by the Colorado Association of REALTORS®

La Plata County

Contact the Durango Area Association of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

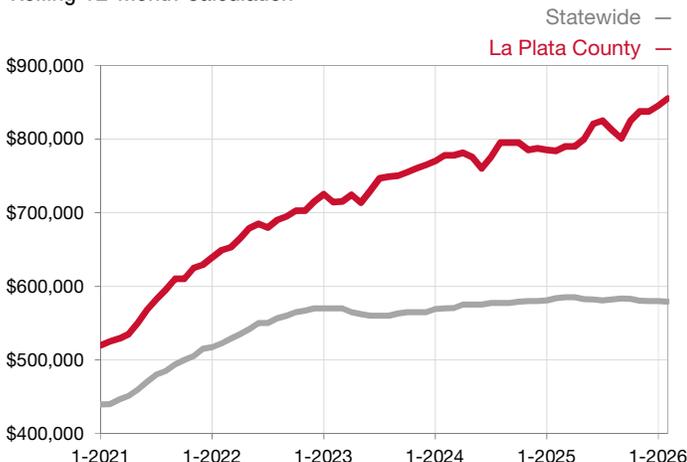
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Key Metrics						
New Listings	36	45	+ 25.0%	88	88	0.0%
Sold Listings	26	24	- 7.7%	56	53	- 5.4%
Median Sales Price*	\$580,000	\$813,300	+ 40.2%	\$677,950	\$940,000	+ 38.7%
Average Sales Price*	\$760,058	\$1,240,902	+ 63.3%	\$851,058	\$1,078,464	+ 26.7%
Percent of List Price Received*	96.8%	95.9%	- 0.9%	97.0%	96.0%	- 1.0%
Days on Market Until Sale	115	169	+ 47.0%	123	142	+ 15.4%
Inventory of Homes for Sale	148	183	+ 23.6%	--	--	--
Months Supply of Inventory	3.2	4.0	+ 25.0%	--	--	--

* 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	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Key Metrics						
New Listings	24	26	+ 8.3%	58	55	- 5.2%
Sold Listings	14	26	+ 85.7%	28	38	+ 35.7%
Median Sales Price*	\$498,500	\$620,000	+ 24.4%	\$504,000	\$595,000	+ 18.1%
Average Sales Price*	\$686,421	\$686,535	+ 0.0%	\$690,677	\$621,314	- 10.0%
Percent of List Price Received*	95.7%	97.9%	+ 2.3%	96.8%	97.3%	+ 0.5%
Days on Market Until Sale	97	130	+ 34.0%	91	136	+ 49.5%
Inventory of Homes for Sale	81	105	+ 29.6%	--	--	--
Months Supply of Inventory	3.8	5.2	+ 36.8%	--	--	--

* 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

