

Local Market Update for February 2026

A Research Tool Provided by the Colorado Association of REALTORS®

San Juan County

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

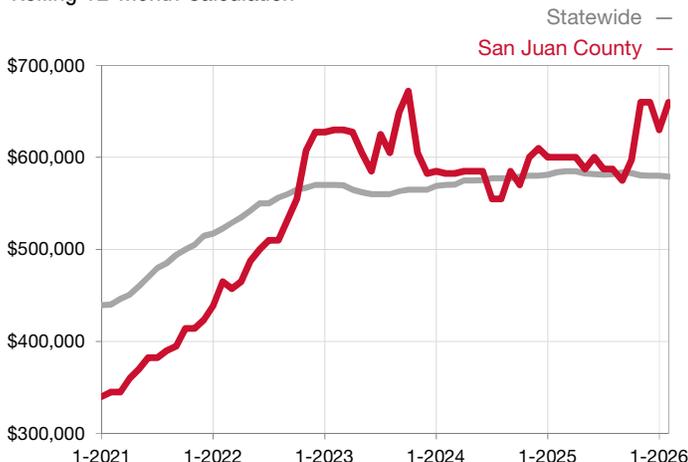
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Key Metrics						
New Listings	3	4	+ 33.3%	5	5	0.0%
Sold Listings	3	0	- 100.0%	3	1	- 66.7%
Median Sales Price*	\$510,000	\$0	- 100.0%	\$510,000	\$625,000	+ 22.5%
Average Sales Price*	\$736,667	\$0	- 100.0%	\$736,667	\$625,000	- 15.2%
Percent of List Price Received*	96.9%	0.0%	- 100.0%	96.9%	96.3%	- 0.6%
Days on Market Until Sale	88	0	- 100.0%	88	573	+ 551.1%
Inventory of Homes for Sale	6	15	+ 150.0%	--	--	--
Months Supply of Inventory	2.8	10.5	+ 275.0%	--	--	--

* 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	2	0	- 100.0%	5	2	- 60.0%
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	4.5	4.7	+ 4.4%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

