

Local Market Update for April 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.

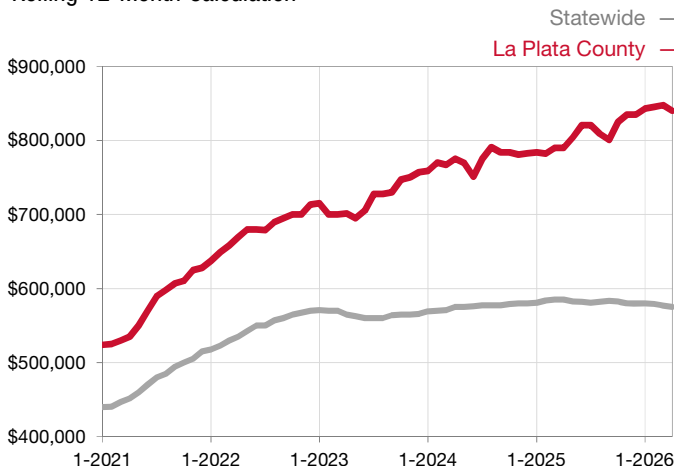
Single Family	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Key Metrics						
New Listings	83	111	+ 33.7%	237	285	+ 20.3%
Sold Listings	34	49	+ 44.1%	117	129	+ 10.3%
Median Sales Price*	\$872,375	\$785,000	- 10.0%	\$790,000	\$827,600	+ 4.8%
Average Sales Price*	\$1,090,662	\$923,212	- 15.4%	\$942,289	\$972,494	+ 3.2%
Percent of List Price Received*	96.9%	97.7%	+ 0.8%	97.1%	97.2%	+ 0.1%
Days on Market Until Sale	94	101	+ 7.4%	112	122	+ 8.9%
Inventory of Homes for Sale	205	241	+ 17.6%	--	--	--
Months Supply of Inventory	4.7	5.5	+ 17.0%	--	--	--

* 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	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Key Metrics						
New Listings	45	45	0.0%	123	139	+ 13.0%
Sold Listings	16	17	+ 6.3%	49	67	+ 36.7%
Median Sales Price*	\$547,000	\$537,000	- 1.8%	\$492,000	\$515,000	+ 4.7%
Average Sales Price*	\$591,738	\$521,471	- 11.9%	\$595,010	\$563,313	- 5.3%
Percent of List Price Received*	98.5%	98.0%	- 0.5%	97.3%	96.9%	- 0.4%
Days on Market Until Sale	87	100	+ 14.9%	87	140	+ 60.9%
Inventory of Homes for Sale	100	128	+ 28.0%	--	--	--
Months Supply of Inventory	5.5	6.6	+ 20.0%	--	--	--

* 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

