

Local Market Update for April 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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Not all agents are the same!



San Juan County

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

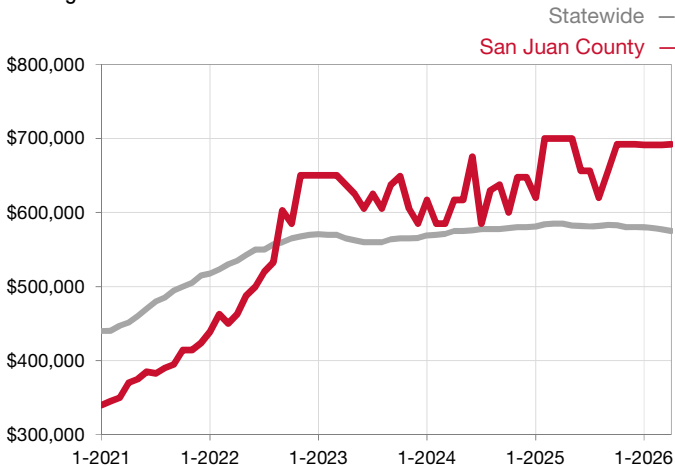
Single Family	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
New Listings	3	4	+ 33.3%	7	11	+ 57.1%
Sold Listings	0	1	--	2	2	0.0%
Median Sales Price*	\$0	\$719,500	--	\$850,000	\$672,250	- 20.9%
Average Sales Price*	\$0	\$719,500	--	\$850,000	\$672,250	- 20.9%
Percent of List Price Received*	0.0%	97.4%	--	95.4%	96.8%	+ 1.5%
Days on Market Until Sale	0	71	--	125	322	+ 157.6%
Inventory of Homes for Sale	7	15	+ 114.3%	--	--	--
Months Supply of Inventory	4.2	10.0	+ 138.1%	--	--	--

* 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
New Listings	1	1	0.0%	6	11	+ 83.3%
Sold Listings	1	1	0.0%	2	2	0.0%
Median Sales Price*	\$285,000	\$427,900	+ 50.1%	\$496,250	\$352,450	- 29.0%
Average Sales Price*	\$285,000	\$427,900	+ 50.1%	\$496,250	\$352,450	- 29.0%
Percent of List Price Received*	100.0%	98.8%	- 1.2%	97.2%	96.5%	- 0.7%
Days on Market Until Sale	138	316	+ 129.0%	197	211	+ 7.1%
Inventory of Homes for Sale	8	13	+ 62.5%	--	--	--
Months Supply of Inventory	4.4	8.7	+ 97.7%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

