

Local Market Update for August 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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Your Agent is a REALTOR®

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are the same!



La Plata County

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

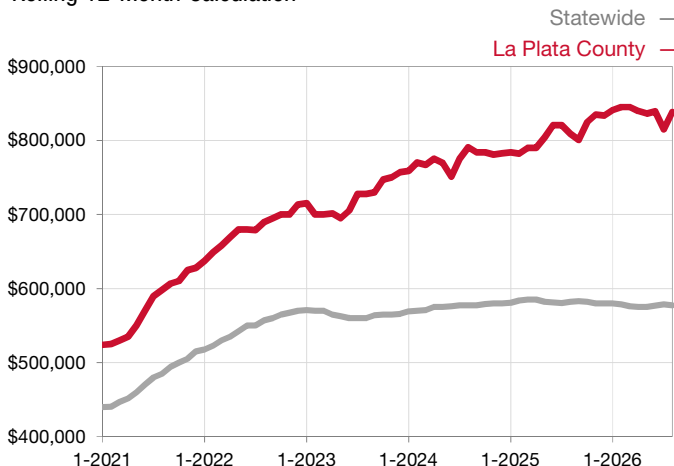
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
New Listings	77	71	- 7.8%	637	652	+ 2.4%
Sold Listings	62	40	- 35.5%	322	348	+ 8.1%
Median Sales Price*	\$787,500	\$871,425	+ 10.7%	\$820,250	\$824,208	+ 0.5%
Average Sales Price*	\$1,332,343	\$1,121,909	- 15.8%	\$1,055,498	\$1,041,302	- 1.3%
Percent of List Price Received*	95.7%	97.4%	+ 1.8%	97.2%	97.4%	+ 0.2%
Days on Market Until Sale	100	90	- 10.0%	100	104	+ 4.0%
Inventory of Homes for Sale	313	345	+ 10.2%	--	--	--
Months Supply of Inventory	7.2	7.7	+ 6.9%	--	--	--

* 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	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
New Listings	36	35	- 2.8%	272	295	+ 8.5%
Sold Listings	22	17	- 22.7%	132	150	+ 13.6%
Median Sales Price*	\$583,250	\$516,000	- 11.5%	\$514,500	\$575,000	+ 11.8%
Average Sales Price*	\$729,591	\$616,632	- 15.5%	\$670,456	\$601,771	- 10.2%
Percent of List Price Received*	98.0%	97.2%	- 0.8%	97.7%	97.5%	- 0.2%
Days on Market Until Sale	97	113	+ 16.5%	87	122	+ 40.2%
Inventory of Homes for Sale	136	158	+ 16.2%	--	--	--
Months Supply of Inventory	7.6	8.1	+ 6.6%	--	--	--

* 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

