Local Market Update for September 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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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

	September			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 09-2025**	**Thru 09-2026**	Percent Change from Previous Year
New Listings	2	**1**	- 50.0%	25	**28**	+ 12.0%
Sold Listings	1	**1**	0.0%	4	**6**	+ 50.0%
Median Sales Price*	$775,000	**$385,000**	- 50.3%	$733,500	**$596,750**	- 18.6%
Average Sales Price*	$775,000	**$385,000**	- 50.3%	$791,750	**$556,500**	- 29.7%
Percent of List Price Received*	100.0%	**90.6%**	- 9.4%	96.5%	**95.2%**	- 1.3%
Days on Market Until Sale	73	**57**	- 21.9%	110	**141**	+ 28.2%
Inventory of Homes for Sale	18	**24**	+ 33.3%	--	**--**	--
Months Supply of Inventory	11.3	**15.3**	+ 35.4%	--	**--**	--

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

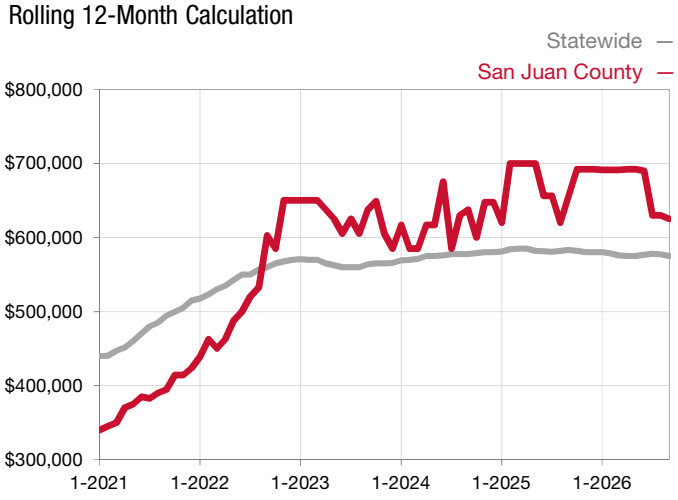
Townhouse/Condo

	September			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 09-2025**	**Thru 09-2026**	Percent Change from Previous Year
New Listings	1	**2**	+ 100.0%	15	**24**	+ 60.0%
Sold Listings	1	**0**	- 100.0%	10	**7**	- 30.0%
Median Sales Price*	$247,900	**$0**	- 100.0%	$360,000	**$427,900**	+ 18.9%
Average Sales Price*	$247,900	**$0**	- 100.0%	$450,890	**$465,414**	+ 3.2%
Percent of List Price Received*	99.2%	**0.0%**	- 100.0%	98.1%	**97.4%**	- 0.7%
Days on Market Until Sale	152	**0**	- 100.0%	177	**142**	- 19.8%
Inventory of Homes for Sale	5	**18**	+ 260.0%	--	**--**	--
Months Supply of Inventory	3.2	**14.0**	+ 337.5%	--	**--**	--

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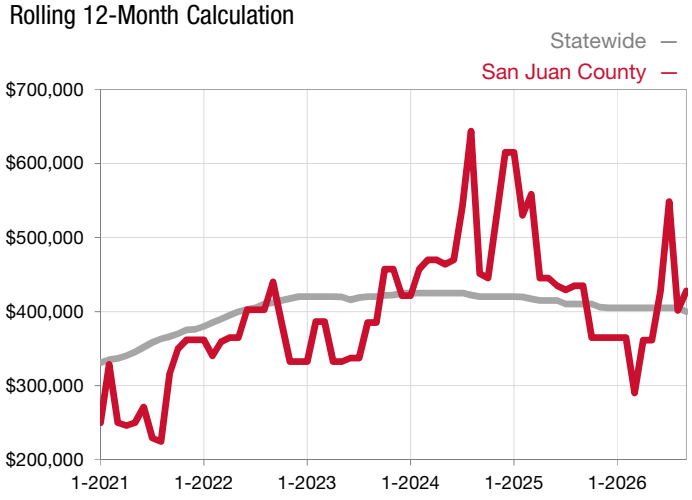
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Current as of October 5, 2026. All data from the multiple listing services in the state of Colorado. Report © 2026 ShowingTime Plus, LLC.