# Local Market Update for October 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

| | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | Percent Change from Previous Year | **Thru 10-2025** | **Thru 10-2026** | Percent Change from Previous Year |
| New Listings | 0 | **1** | -- | 25 | **29** | + 16.0% |
| Sold Listings | 2 | **0** | - 100.0% | 6 | **6** | 0.0% |
| Median Sales Price* | $924,500 | **$0** | - 100.0% | $733,500 | **$596,750** | - 18.6% |
| Average Sales Price* | $924,500 | **$0** | - 100.0% | $836,000 | **$556,500** | - 33.4% |
| Percent of List Price Received* | 101.1% | **0.0%** | - 100.0% | 98.1% | **95.2%** | - 3.0% |
| Days on Market Until Sale | 73 | **0** | - 100.0% | 98 | **141** | + 43.9% |
| Inventory of Homes for Sale | 14 | **22** | + 57.1% | -- | **--** | -- |
| Months Supply of Inventory | 7.8 | **14.7** | + 88.5% | -- | **--** | -- |

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

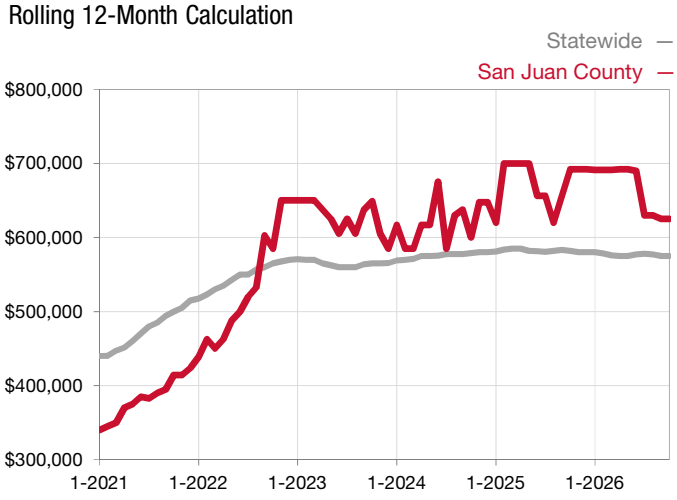
## Townhouse/Condo

| | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | Percent Change from Previous Year | **Thru 10-2025** | **Thru 10-2026** | Percent Change from Previous Year |
| New Listings | 0 | **0** | -- | 15 | **25** | + 66.7% |
| Sold Listings | 1 | **0** | - 100.0% | 11 | **8** | - 27.3% |
| Median Sales Price* | $295,000 | **$0** | - 100.0% | $295,000 | **$452,450** | + 53.4% |
| Average Sales Price* | $295,000 | **$0** | - 100.0% | $436,718 | **$470,363** | + 7.7% |
| Percent of List Price Received* | 100.0% | **0.0%** | - 100.0% | 98.3% | **97.4%** | - 0.9% |
| Days on Market Until Sale | 38 | **0** | - 100.0% | 164 | **131** | - 20.1% |
| Inventory of Homes for Sale | 5 | **16** | + 220.0% | -- | **--** | -- |
| Months Supply of Inventory | 3.3 | **10.7** | + 224.2% | -- | **--** | -- |

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

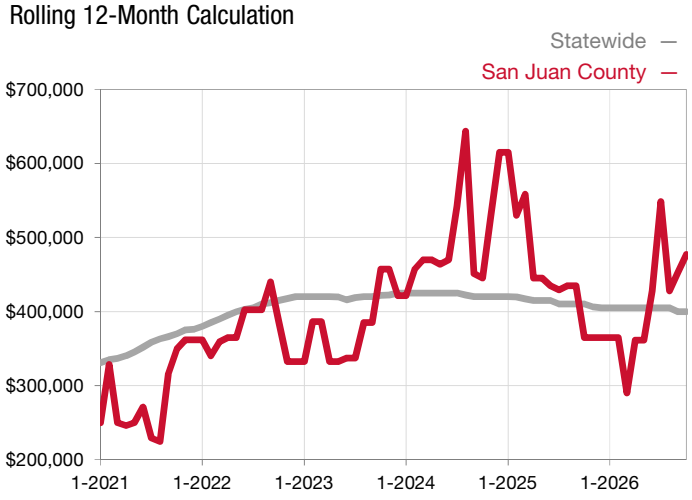
### Median Sales Price – Single Family

Rolling 12-Month Calculation




### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation




Current as of November 4, 2026. All data from the multiple listing services in the state of Colorado. Report © 2026 ShowingTime Plus, LLC.