Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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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

	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	69	**52**	- 24.6%	773	**782**	+ 1.2%
Sold Listings	60	**55**	- 8.3%	436	**450**	+ 3.2%
Median Sales Price*	$940,000	**$710,000**	- 24.5%	$822,750	**$810,000**	- 1.5%
Average Sales Price*	$1,169,613	**$911,324**	- 22.1%	$1,053,973	**$1,028,188**	- 2.4%
Percent of List Price Received*	96.7%	**95.9%**	- 0.8%	97.0%	**97.1%**	+ 0.1%
Days on Market Until Sale	107	**130**	+ 21.5%	102	**111**	+ 8.8%
Inventory of Homes for Sale	261	**319**	+ 22.2%	--	**--**	--
Months Supply of Inventory	6.1	**7.3**	+ 19.7%	--	**--**	--

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

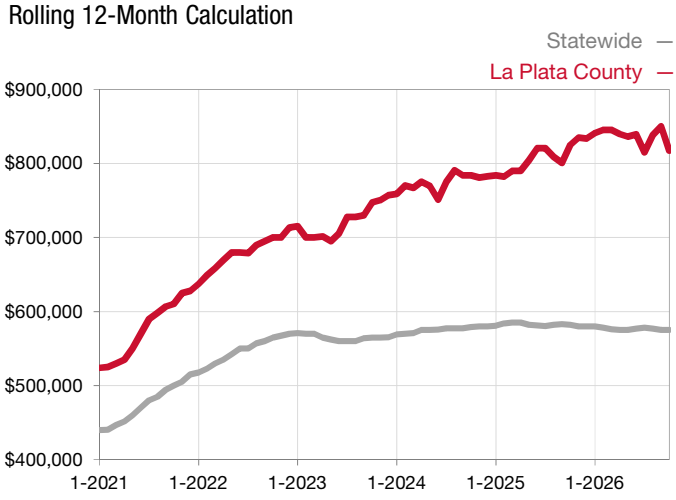
Townhouse/Condo

	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	27	**25**	- 7.4%	330	**352**	+ 6.7%
Sold Listings	18	**19**	+ 5.6%	179	**196**	+ 9.5%
Median Sales Price*	$685,000	**$478,000**	- 30.2%	$534,000	**$576,000**	+ 7.9%
Average Sales Price*	$755,444	**$678,916**	- 10.1%	$691,762	**$628,229**	- 9.2%
Percent of List Price Received*	97.6%	**97.9%**	+ 0.3%	97.6%	**97.5%**	- 0.1%
Days on Market Until Sale	114	**106**	- 7.0%	91	**121**	+ 33.0%
Inventory of Homes for Sale	128	**150**	+ 17.2%	--	**--**	--
Months Supply of Inventory	7.0	**7.8**	+ 11.4%	--	**--**	--

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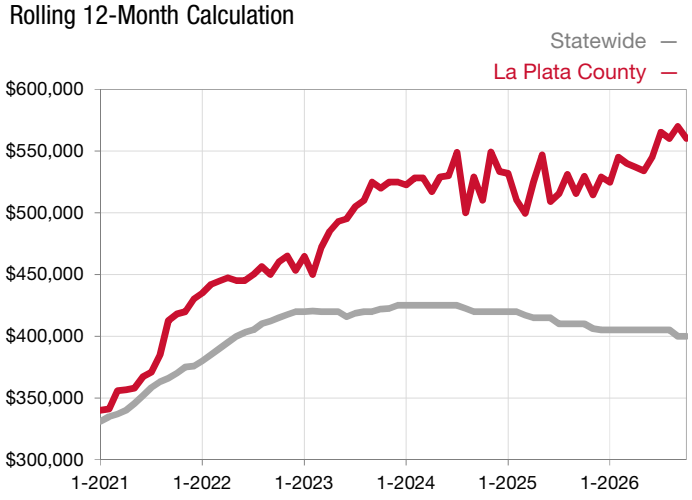
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



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