

Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



La Plata County

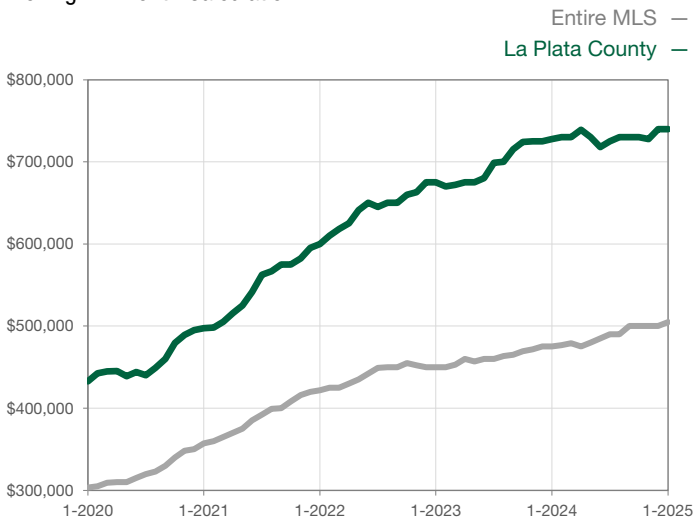
Single Family	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Key Metrics						
New Listings	25	56	+ 124.0%	25	56	+ 124.0%
Sold Listings	27	32	+ 18.5%	27	32	+ 18.5%
Median Sales Price*	\$750,000	\$719,900	- 4.0%	\$750,000	\$719,900	- 4.0%
Average Sales Price*	\$931,766	\$891,024	- 4.4%	\$931,766	\$891,024	- 4.4%
Percent of List Price Received*	97.4%	97.2%	- 0.2%	97.4%	97.2%	- 0.2%
Days on Market Until Sale	117	131	+ 12.0%	117	131	+ 12.0%
Cumulative Days on Market Until Sale	145	144	- 0.7%	145	144	- 0.7%
Inventory of Homes for Sale	140	161	+ 15.0%	--	--	--
Months Supply of Inventory	2.7	3.2	+ 18.5%	--	--	--

* 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	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Key Metrics						
New Listings	27	32	+ 18.5%	27	32	+ 18.5%
Sold Listings	14	14	0.0%	14	14	0.0%
Median Sales Price*	\$486,250	\$524,000	+ 7.8%	\$486,250	\$524,000	+ 7.8%
Average Sales Price*	\$465,929	\$694,932	+ 49.1%	\$465,929	\$694,932	+ 49.1%
Percent of List Price Received*	97.6%	97.8%	+ 0.2%	97.6%	97.8%	+ 0.2%
Days on Market Until Sale	88	86	- 2.3%	88	86	- 2.3%
Cumulative Days on Market Until Sale	88	119	+ 35.2%	88	119	+ 35.2%
Inventory of Homes for Sale	63	76	+ 20.6%	--	--	--
Months Supply of Inventory	3.4	3.6	+ 5.9%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

