

Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®



La Plata County

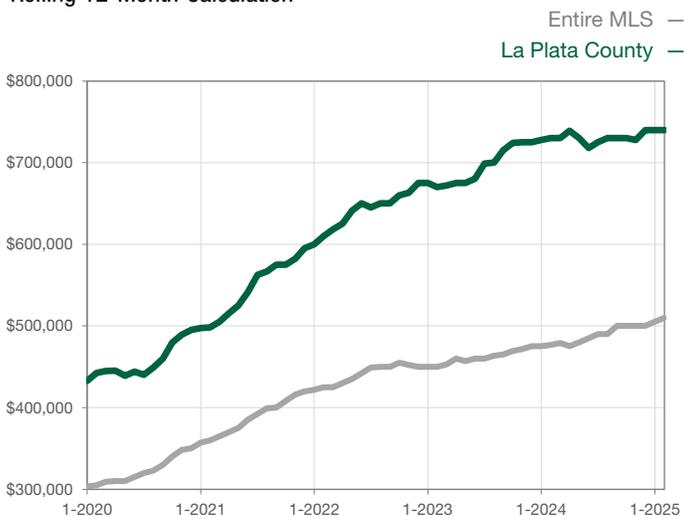
Single Family	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Key Metrics						
New Listings	36	38	+ 5.6%	61	95	+ 55.7%
Sold Listings	22	28	+ 27.3%	49	60	+ 22.4%
Median Sales Price*	\$591,250	\$580,000	- 1.9%	\$680,000	\$645,500	- 5.1%
Average Sales Price*	\$746,355	\$745,286	- 0.1%	\$848,520	\$823,013	- 3.0%
Percent of List Price Received*	94.3%	97.0%	+ 2.9%	96.0%	97.1%	+ 1.1%
Days on Market Until Sale	129	119	- 7.8%	123	125	+ 1.6%
Cumulative Days on Market Until Sale	138	151	+ 9.4%	142	147	+ 3.5%
Inventory of Homes for Sale	133	159	+ 19.5%	--	--	--
Months Supply of Inventory	2.6	3.1	+ 19.2%	--	--	--

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

Townhouse/Condo	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Key Metrics						
New Listings	28	23	- 17.9%	55	56	+ 1.8%
Sold Listings	14	13	- 7.1%	28	27	- 3.6%
Median Sales Price*	\$562,500	\$509,000	- 9.5%	\$512,500	\$509,000	- 0.7%
Average Sales Price*	\$622,500	\$717,646	+ 15.3%	\$544,214	\$705,869	+ 29.7%
Percent of List Price Received*	97.4%	95.4%	- 2.1%	97.5%	96.7%	- 0.8%
Days on Market Until Sale	106	101	- 4.7%	97	93	- 4.1%
Cumulative Days on Market Until Sale	114	102	- 10.5%	101	111	+ 9.9%
Inventory of Homes for Sale	69	80	+ 15.9%	--	--	--
Months Supply of Inventory	3.7	3.8	+ 2.7%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

