

# Local Market Update for May 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## La Plata County

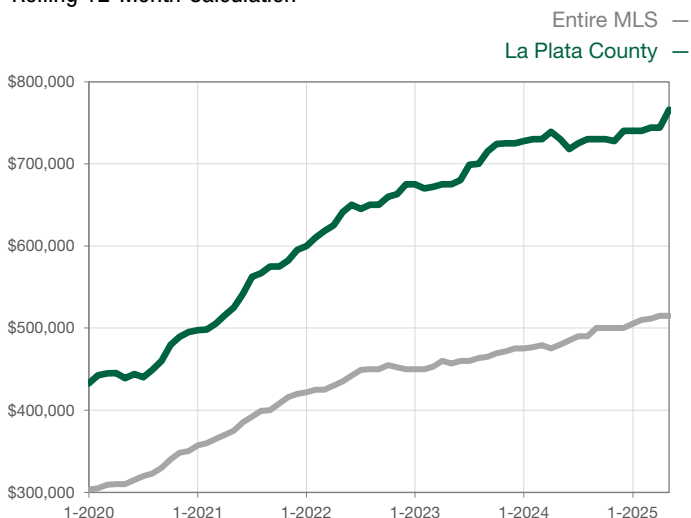
Single Family	May			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	115	155	+ 34.8%	342	431	+ 26.0%
Sold Listings	57	54	- 5.3%	173	193	+ 11.6%
Median Sales Price*	\$670,000	<b>\$842,500</b>	+ 25.7%	\$725,200	<b>\$780,000</b>	+ 7.6%
Average Sales Price*	\$840,839	<b>\$936,538</b>	+ 11.4%	\$860,716	<b>\$919,505</b>	+ 6.8%
Percent of List Price Received*	98.7%	<b>98.2%</b>	- 0.5%	97.5%	<b>97.6%</b>	+ 0.1%
Days on Market Until Sale	91	100	+ 9.9%	108	112	+ 3.7%
Cumulative Days on Market Until Sale	94	112	+ 19.1%	119	127	+ 6.7%
Inventory of Homes for Sale	224	310	+ 38.4%	--	--	--
Months Supply of Inventory	4.4	5.9	+ 34.1%	--	--	--

\* 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	May			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	37	38	+ 2.7%	156	167	+ 7.1%
Sold Listings	21	25	+ 19.0%	85	80	- 5.9%
Median Sales Price*	\$499,000	<b>\$650,000</b>	+ 30.3%	\$499,000	<b>\$535,000</b>	+ 7.2%
Average Sales Price*	\$571,459	<b>\$786,332</b>	+ 37.6%	\$556,654	<b>\$682,423</b>	+ 22.6%
Percent of List Price Received*	99.1%	<b>96.5%</b>	- 2.6%	98.2%	<b>97.2%</b>	- 1.0%
Days on Market Until Sale	76	89	+ 17.1%	88	86	- 2.3%
Cumulative Days on Market Until Sale	76	110	+ 44.7%	91	104	+ 14.3%
Inventory of Homes for Sale	95	107	+ 12.6%	--	--	--
Months Supply of Inventory	5.0	5.2	+ 4.0%	--	--	--

\* 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

