

Local Market Update for July 2025

A Research Tool Provided by the Colorado Association of REALTORS®



La Plata County

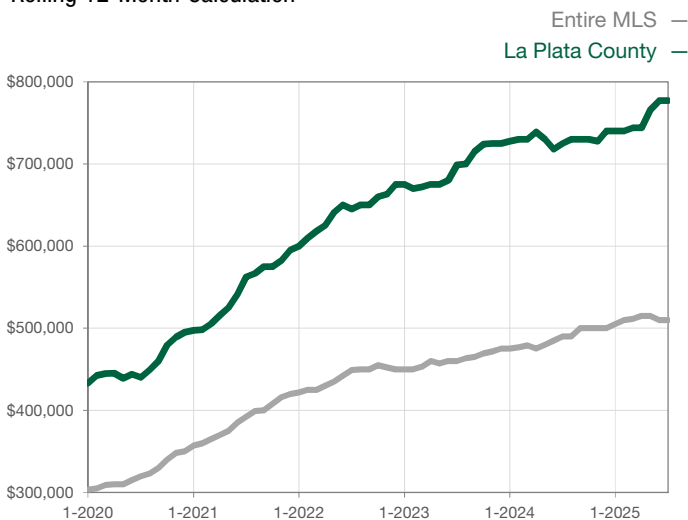
Single Family	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Key Metrics						
New Listings	118	97	- 17.8%	577	644	+ 11.6%
Sold Listings	69	81	+ 17.4%	298	316	+ 6.0%
Median Sales Price*	\$800,000	\$784,090	- 2.0%	\$710,000	\$781,000	+ 10.0%
Average Sales Price*	\$885,735	\$1,055,238	+ 19.1%	\$870,327	\$944,531	+ 8.5%
Percent of List Price Received*	98.5%	97.7%	- 0.8%	98.1%	97.8%	- 0.3%
Days on Market Until Sale	87	75	- 13.8%	98	98	0.0%
Cumulative Days on Market Until Sale	87	83	- 4.6%	106	109	+ 2.8%
Inventory of Homes for Sale	294	330	+ 12.2%	--	--	--
Months Supply of Inventory	6.0	6.3	+ 5.0%	--	--	--

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

Townhouse/Condo	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Key Metrics						
New Listings	33	33	0.0%	231	245	+ 6.1%
Sold Listings	31	19	- 38.7%	133	121	- 9.0%
Median Sales Price*	\$560,000	\$572,000	+ 2.1%	\$560,000	\$509,000	- 9.1%
Average Sales Price*	\$593,381	\$777,287	+ 31.0%	\$579,336	\$656,254	+ 13.3%
Percent of List Price Received*	98.8%	97.5%	- 1.3%	98.4%	97.7%	- 0.7%
Days on Market Until Sale	76	87	+ 14.5%	83	82	- 1.2%
Cumulative Days on Market Until Sale	76	90	+ 18.4%	87	95	+ 9.2%
Inventory of Homes for Sale	104	131	+ 26.0%	--	--	--
Months Supply of Inventory	5.4	6.5	+ 20.4%	--	--	--

* 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

