

Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



La Plata County

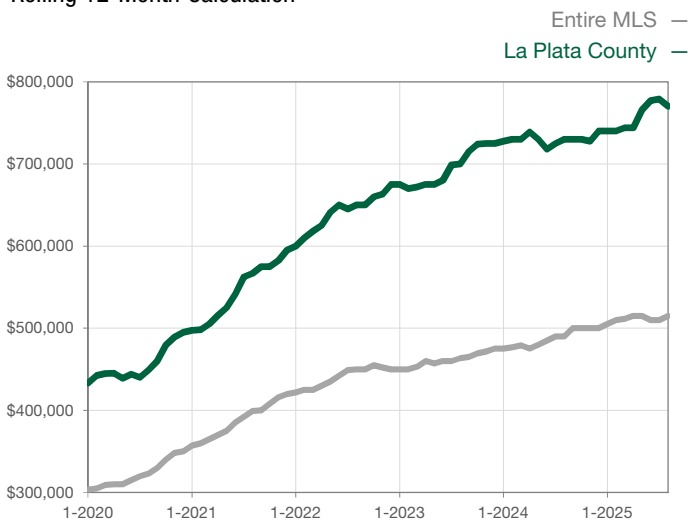
Single Family	August			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Key Metrics						
New Listings	92	84	- 8.7%	669	732	+ 9.4%
Sold Listings	68	76	+ 11.8%	366	393	+ 7.4%
Median Sales Price*	\$794,500	\$675,000	- 15.0%	\$727,600	\$775,000	+ 6.5%
Average Sales Price*	\$939,865	\$1,213,326	+ 29.1%	\$883,247	\$996,907	+ 12.9%
Percent of List Price Received*	98.1%	96.0%	- 2.1%	98.1%	97.4%	- 0.7%
Days on Market Until Sale	68	102	+ 50.0%	93	98	+ 5.4%
Cumulative Days on Market Until Sale	71	109	+ 53.5%	99	109	+ 10.1%
Inventory of Homes for Sale	275	334	+ 21.5%	--	--	--
Months Supply of Inventory	5.7	6.3	+ 10.5%	--	--	--

* 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	August			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Key Metrics						
New Listings	32	36	+ 12.5%	263	282	+ 7.2%
Sold Listings	26	24	- 7.7%	159	146	- 8.2%
Median Sales Price*	\$456,750	\$578,250	+ 26.6%	\$549,000	\$514,500	- 6.3%
Average Sales Price*	\$537,462	\$706,667	+ 31.5%	\$572,488	\$665,834	+ 16.3%
Percent of List Price Received*	97.9%	98.2%	+ 0.3%	98.3%	97.8%	- 0.5%
Days on Market Until Sale	98	98	0.0%	85	85	0.0%
Cumulative Days on Market Until Sale	98	112	+ 14.3%	89	98	+ 10.1%
Inventory of Homes for Sale	102	132	+ 29.4%	--	--	--
Months Supply of Inventory	5.3	6.6	+ 24.5%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

