

Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®



La Plata County

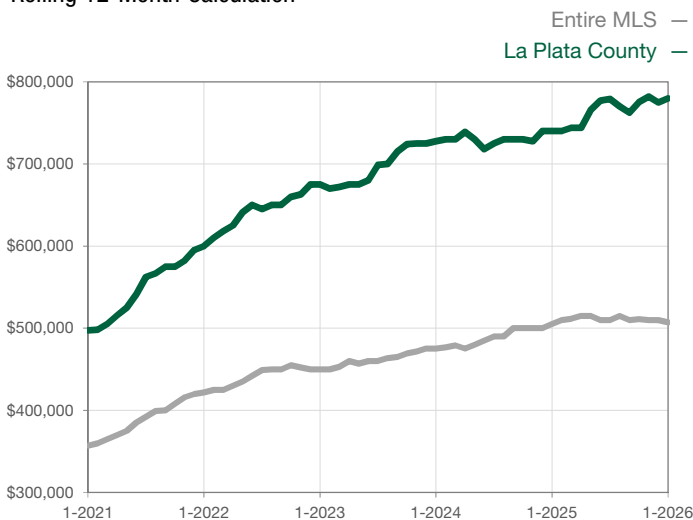
Single Family	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Key Metrics						
New Listings	56	44	- 21.4%	56	44	- 21.4%
Sold Listings	32	34	+ 6.3%	32	34	+ 6.3%
Median Sales Price*	\$719,900	\$839,688	+ 16.6%	\$719,900	\$839,688	+ 16.6%
Average Sales Price*	\$891,024	\$880,348	- 1.2%	\$891,024	\$880,348	- 1.2%
Percent of List Price Received*	97.2%	96.2%	- 1.0%	97.2%	96.2%	- 1.0%
Days on Market Until Sale	131	120	- 8.4%	131	120	- 8.4%
Cumulative Days on Market Until Sale	144	132	- 8.3%	144	132	- 8.3%
Inventory of Homes for Sale	171	181	+ 5.8%	--	--	--
Months Supply of Inventory	3.4	3.5	+ 2.9%	--	--	--

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

Townhouse/Condo	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Key Metrics						
New Listings	34	28	- 17.6%	34	28	- 17.6%
Sold Listings	14	12	- 14.3%	14	12	- 14.3%
Median Sales Price*	\$524,000	\$440,250	- 16.0%	\$524,000	\$440,250	- 16.0%
Average Sales Price*	\$694,932	\$480,004	- 30.9%	\$694,932	\$480,004	- 30.9%
Percent of List Price Received*	97.8%	96.2%	- 1.6%	97.8%	96.2%	- 1.6%
Days on Market Until Sale	86	148	+ 72.1%	86	148	+ 72.1%
Cumulative Days on Market Until Sale	119	150	+ 26.1%	119	150	+ 26.1%
Inventory of Homes for Sale	77	101	+ 31.2%	--	--	--
Months Supply of Inventory	3.6	5.3	+ 47.2%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

