

Local Market Update for February 2026

A Research Tool Provided by the Colorado Association of REALTORS®



La Plata County

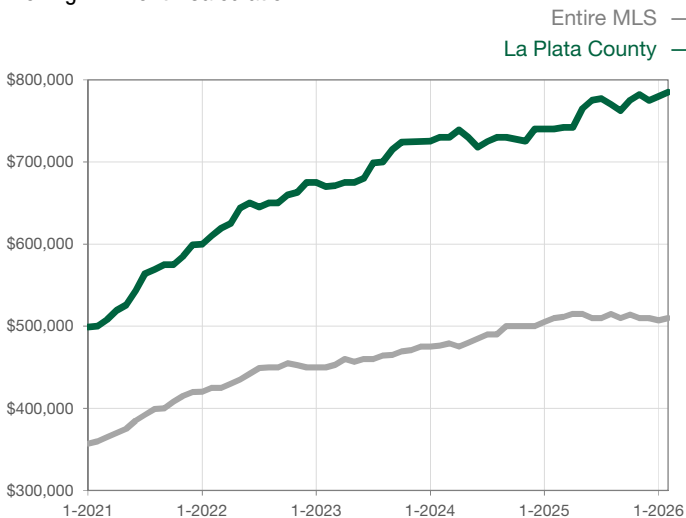
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Key Metrics						
New Listings	39	48	+ 23.1%	95	95	0.0%
Sold Listings	28	27	- 3.6%	60	61	+ 1.7%
Median Sales Price*	\$580,000	\$795,000	+ 37.1%	\$645,500	\$799,000	+ 23.8%
Average Sales Price*	\$745,286	\$1,148,913	+ 54.2%	\$823,013	\$999,221	+ 21.4%
Percent of List Price Received*	97.0%	96.1%	- 0.9%	97.1%	96.2%	- 0.9%
Days on Market Until Sale	119	151	+ 26.9%	125	134	+ 7.2%
Cumulative Days on Market Until Sale	151	156	+ 3.3%	147	142	- 3.4%
Inventory of Homes for Sale	169	200	+ 18.3%	--	--	--
Months Supply of Inventory	3.3	3.9	+ 18.2%	--	--	--

* 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		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Key Metrics						
New Listings	24	26	+ 8.3%	58	55	- 5.2%
Sold Listings	13	26	+ 100.0%	27	38	+ 40.7%
Median Sales Price*	\$509,000	\$620,000	+ 21.8%	\$509,000	\$595,000	+ 16.9%
Average Sales Price*	\$717,646	\$686,535	- 4.3%	\$705,869	\$621,314	- 12.0%
Percent of List Price Received*	95.4%	97.9%	+ 2.6%	96.7%	97.3%	+ 0.6%
Days on Market Until Sale	101	130	+ 28.7%	93	136	+ 46.2%
Cumulative Days on Market Until Sale	102	137	+ 34.3%	111	141	+ 27.0%
Inventory of Homes for Sale	80	105	+ 31.3%	--	--	--
Months Supply of Inventory	3.8	5.2	+ 36.8%	--	--	--

* 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

