

Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



La Plata County

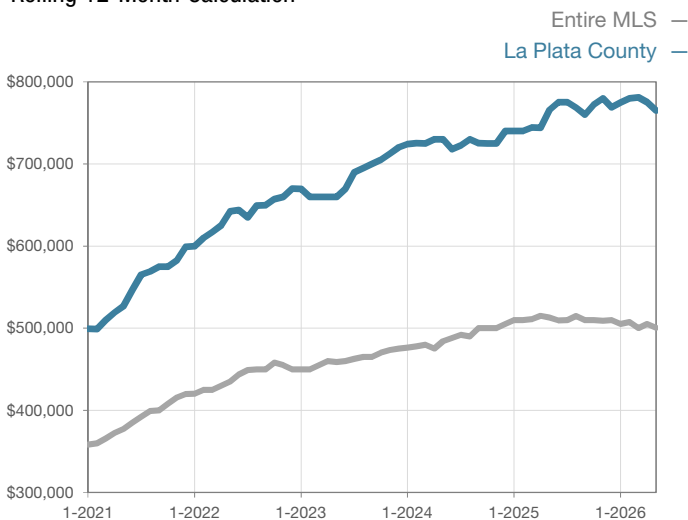
Single Family	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	155	106	- 31.6%	421	425	+ 1.0%
Sold Listings	48	67	+ 39.6%	177	210	+ 18.6%
Median Sales Price*	\$859,850	\$799,000	- 7.1%	\$782,000	\$789,938	+ 1.0%
Average Sales Price*	\$945,272	\$1,170,683	+ 23.8%	\$910,777	\$1,003,886	+ 10.2%
Percent of List Price Received*	98.1%	97.5%	- 0.6%	97.4%	97.3%	- 0.1%
Days on Market Until Sale	102	100	- 2.0%	115	114	- 0.9%
Cumulative Days on Market Until Sale	115	107	- 7.0%	130	128	- 1.5%
Inventory of Homes for Sale	319	298	- 6.6%	--	--	--
Months Supply of Inventory	6.6	5.9	- 10.6%	--	--	--

* 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		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	37	50	+ 35.1%	160	189	+ 18.1%
Sold Listings	24	24	0.0%	72	91	+ 26.4%
Median Sales Price*	\$652,500	\$576,250	- 11.7%	\$525,000	\$537,000	+ 2.3%
Average Sales Price*	\$810,346	\$544,083	- 32.9%	\$671,157	\$558,241	- 16.8%
Percent of List Price Received*	97.1%	98.3%	+ 1.2%	97.2%	97.3%	+ 0.1%
Days on Market Until Sale	92	129	+ 40.2%	89	137	+ 53.9%
Cumulative Days on Market Until Sale	114	137	+ 20.2%	110	152	+ 38.2%
Inventory of Homes for Sale	108	144	+ 33.3%	--	--	--
Months Supply of Inventory	5.8	7.4	+ 27.6%	--	--	--

* 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

