

Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



La Plata County

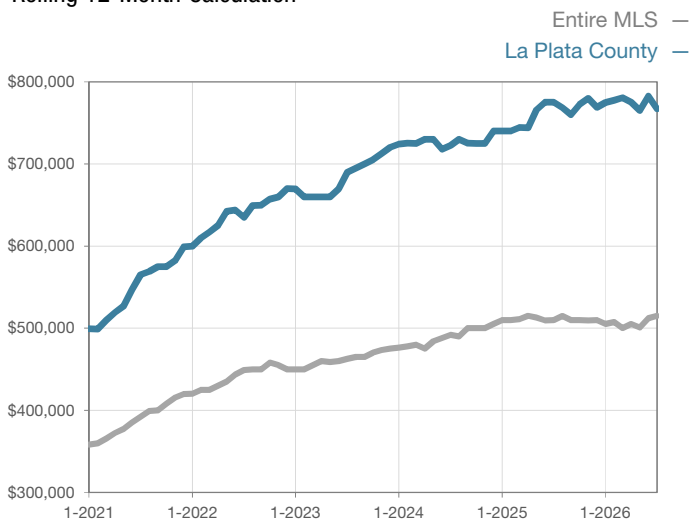
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	94	96	+ 2.1%	623	653	+ 4.8%
Sold Listings	75	67	- 10.7%	292	341	+ 16.8%
Median Sales Price*	\$770,000	\$685,000	- 11.0%	\$780,000	\$785,000	+ 0.6%
Average Sales Price*	\$1,028,203	\$841,187	- 18.2%	\$930,034	\$975,270	+ 4.9%
Percent of List Price Received*	97.5%	97.0%	- 0.5%	97.6%	97.3%	- 0.3%
Days on Market Until Sale	78	92	+ 17.9%	99	108	+ 9.1%
Cumulative Days on Market Until Sale	86	90	+ 4.7%	111	118	+ 6.3%
Inventory of Homes for Sale	342	376	+ 9.9%	--	--	--
Months Supply of Inventory	7.1	7.2	+ 1.4%	--	--	--

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

Townhouse/Condo	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	34	32	- 5.9%	236	261	+ 10.6%
Sold Listings	18	24	+ 33.3%	109	133	+ 22.0%
Median Sales Price*	\$745,000	\$736,250	- 1.2%	\$520,000	\$580,000	+ 11.5%
Average Sales Price*	\$833,525	\$771,313	- 7.5%	\$662,099	\$599,872	- 9.4%
Percent of List Price Received*	97.4%	98.3%	+ 0.9%	97.7%	97.5%	- 0.2%
Days on Market Until Sale	81	95	+ 17.3%	84	123	+ 46.4%
Cumulative Days on Market Until Sale	81	103	+ 27.2%	98	136	+ 38.8%
Inventory of Homes for Sale	134	163	+ 21.6%	--	--	--
Months Supply of Inventory	7.4	8.2	+ 10.8%	--	--	--

* 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

