# Local Market Update – October 2026

A Research Tool Provided by Colorado Real Estate Network

# La Plata County

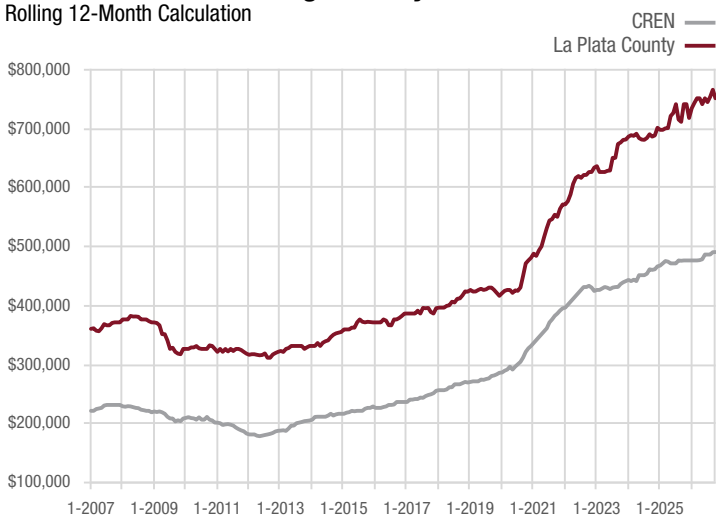
| Single Family | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 10-2025** | **Thru 10-2026** | **% Change** |
| New Listings | 67 | **57** | - 14.9% | 788 | **850** | + 7.9% |
| Pending Sales | 53 | **36** | - 32.1% | 503 | **494** | - 1.8% |
| Closed Sales | 63 | **62** | - 1.6% | 476 | **485** | + 1.9% |
| Days on Market Until Sale | 109 | **124** | + 13.8% | 102 | **108** | + 5.9% |
| Median Sales Price* | $865,000 | **$659,000** | - 23.8% | $711,550 | **$750,000** | + 5.4% |
| Average Sales Price* | $1,086,443 | **$828,057** | - 23.8% | $888,255 | **$921,818** | + 3.8% |
| Percent of List Price Received* | 96.6% | **95.9%** | - 0.7% | 97.1% | **96.9%** | - 0.2% |
| Inventory of Homes for Sale | 257 | **330** | + 28.4% | — | **—** | — |
| Months Supply of Inventory | 5.6 | **7.2** | + 28.6% | — | **—** | — |

| Townhouse/Condo | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 10-2025** | **Thru 10-2026** | **% Change** |
| New Listings | 34 | **31** | - 8.8% | 412 | **440** | + 6.8% |
| Pending Sales | 22 | **23** | + 4.5% | 243 | **236** | - 2.9% |
| Closed Sales | 26 | **21** | - 19.2% | 227 | **232** | + 2.2% |
| Days on Market Until Sale | 100 | **114** | + 14.0% | 91 | **119** | + 30.8% |
| Median Sales Price* | $681,000 | **$590,000** | - 13.4% | $599,000 | **$625,000** | + 4.3% |
| Average Sales Price* | $757,342 | **$699,971** | - 7.6% | $843,829 | **$699,498** | - 17.1% |
| Percent of List Price Received* | 97.4% | **97.4%** | 0.0% | 97.0% | **97.3%** | + 0.3% |
| Inventory of Homes for Sale | 158 | **199** | + 25.9% | — | **—** | — |
| Months Supply of Inventory | 6.9 | **9.1** | + 31.9% | — | **—** | — |

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

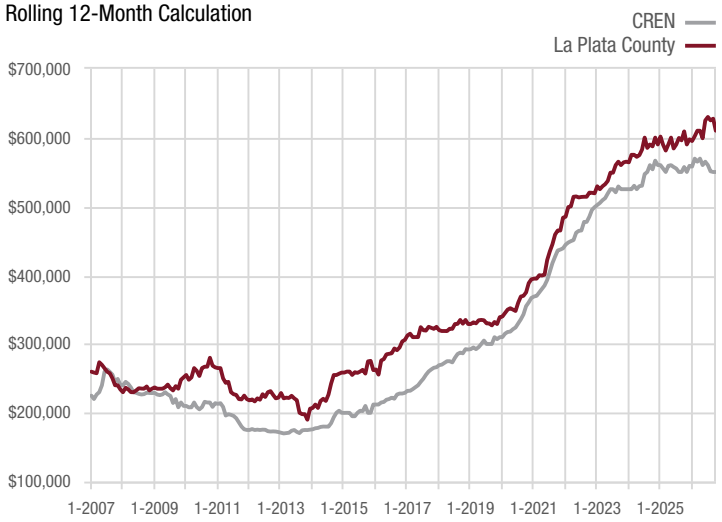
## Median Sales Price - Single Family

Rolling 12-Month Calculation




## Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation




A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of November 5, 2026. All data from Colorado Real Estate Network and REcolorado. Report © 2026 ShowingTime Plus, LLC.