

Local Market Update for August 2018

A Research Tool Provided by the Colorado Association of REALTORS®



La Plata County

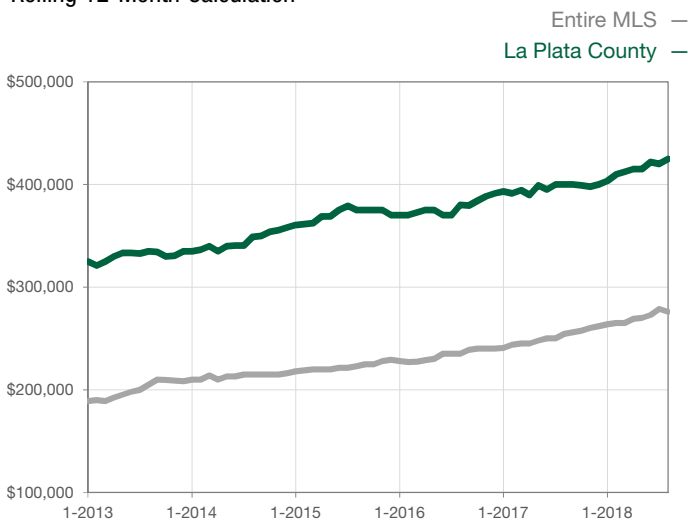
Key Metrics	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
New Listings	109	128	+ 17.4%	1,021	1,011	- 1.0%
Sold Listings	85	89	+ 4.7%	550	541	- 1.6%
Median Sales Price*	\$395,000	\$427,000	+ 8.1%	\$395,000	\$425,000	+ 7.6%
Average Sales Price*	\$452,962	\$548,860	+ 21.2%	\$441,856	\$495,240	+ 12.1%
Percent of List Price Received*	97.6%	96.5%	- 1.1%	97.7%	97.2%	- 0.5%
Days on Market Until Sale	110	126	+ 14.5%	124	123	- 0.8%
Cumulative Days on Market Until Sale	118	151	+ 28.0%	142	146	+ 2.8%
Inventory of Homes for Sale	550	531	- 3.5%	--	--	--
Months Supply of Inventory	7.8	7.7	- 1.3%	--	--	--

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

Key Metrics	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
New Listings	37	37	0.0%	319	316	- 0.9%
Sold Listings	46	41	- 10.9%	233	227	- 2.6%
Median Sales Price*	\$274,000	\$325,000	+ 18.6%	\$295,000	\$289,000	- 2.0%
Average Sales Price*	\$328,529	\$325,149	- 1.0%	\$323,232	\$308,105	- 4.7%
Percent of List Price Received*	97.2%	97.6%	+ 0.4%	98.1%	97.5%	- 0.6%
Days on Market Until Sale	125	105	- 16.0%	127	126	- 0.8%
Cumulative Days on Market Until Sale	124	107	- 13.7%	137	137	0.0%
Inventory of Homes for Sale	142	159	+ 12.0%	--	--	--
Months Supply of Inventory	5.1	5.8	+ 13.7%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

