

Local Market Update for October 2018

A Research Tool Provided by the Colorado Association of REALTORS®



La Plata County

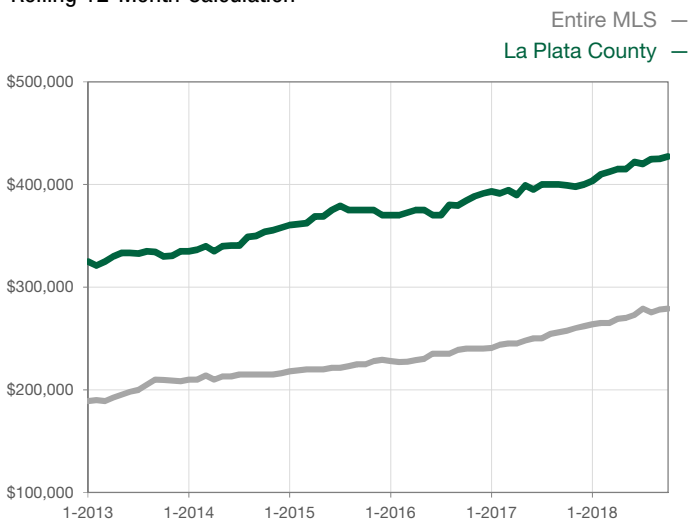
Single Family	October			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
Key Metrics						
New Listings	86	85	- 1.2%	1,220	1,188	- 2.6%
Sold Listings	71	74	+ 4.2%	694	682	- 1.7%
Median Sales Price*	\$404,994	\$467,250	+ 15.4%	\$395,000	\$426,000	+ 7.8%
Average Sales Price*	\$484,483	\$513,011	+ 5.9%	\$451,735	\$490,425	+ 8.6%
Percent of List Price Received*	96.5%	97.2%	+ 0.7%	97.6%	97.1%	- 0.5%
Days on Market Until Sale	115	130	+ 13.0%	123	124	+ 0.8%
Cumulative Days on Market Until Sale	135	139	+ 3.0%	141	146	+ 3.5%
Inventory of Homes for Sale	524	476	- 9.2%	--	--	--
Months Supply of Inventory	7.6	6.9	- 9.2%	--	--	--

* 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	October			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
Key Metrics						
New Listings	24	28	+ 16.7%	380	378	- 0.5%
Sold Listings	30	30	0.0%	283	282	- 0.4%
Median Sales Price*	\$272,500	\$256,000	- 6.1%	\$297,440	\$288,500	- 3.0%
Average Sales Price*	\$286,639	\$282,988	- 1.3%	\$326,336	\$308,792	- 5.4%
Percent of List Price Received*	97.0%	97.2%	+ 0.2%	98.0%	97.4%	- 0.6%
Days on Market Until Sale	137	122	- 10.9%	129	124	- 3.9%
Cumulative Days on Market Until Sale	134	122	- 9.0%	137	134	- 2.2%
Inventory of Homes for Sale	125	135	+ 8.0%	--	--	--
Months Supply of Inventory	4.6	4.9	+ 6.5%	--	--	--

* 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

