

Local Market Update for February 2019

A Research Tool Provided by the Colorado Association of REALTORS®



La Plata County

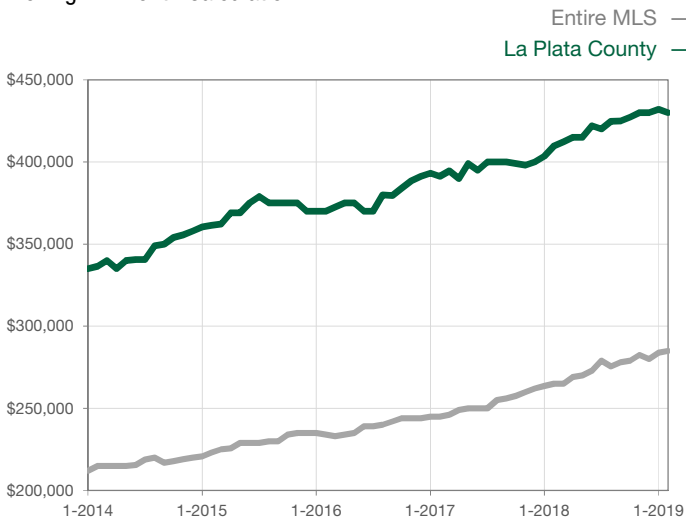
Key Metrics	February			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
New Listings	73	64	- 12.3%	157	124	- 21.0%
Sold Listings	44	36	- 18.2%	85	78	- 8.2%
Median Sales Price*	\$470,000	\$385,000	- 18.1%	\$417,000	\$428,750	+ 2.8%
Average Sales Price*	\$507,898	\$392,619	- 22.7%	\$484,385	\$439,402	- 9.3%
Percent of List Price Received*	98.1%	97.5%	- 0.6%	97.6%	97.5%	- 0.1%
Days on Market Until Sale	129	138	+ 7.0%	143	136	- 4.9%
Cumulative Days on Market Until Sale	188	138	- 26.6%	184	147	- 20.1%
Inventory of Homes for Sale	339	321	- 5.3%	--	--	--
Months Supply of Inventory	4.9	4.8	- 2.0%	--	--	--

* 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	February			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
New Listings	34	33	- 2.9%	63	66	+ 4.8%
Sold Listings	23	19	- 17.4%	47	40	- 14.9%
Median Sales Price*	\$262,500	\$298,000	+ 13.5%	\$274,900	\$294,500	+ 7.1%
Average Sales Price*	\$265,670	\$294,042	+ 10.7%	\$279,730	\$276,435	- 1.2%
Percent of List Price Received*	96.8%	97.4%	+ 0.6%	96.7%	97.2%	+ 0.5%
Days on Market Until Sale	87	133	+ 52.9%	115	135	+ 17.4%
Cumulative Days on Market Until Sale	136	133	- 2.2%	134	141	+ 5.2%
Inventory of Homes for Sale	127	126	- 0.8%	--	--	--
Months Supply of Inventory	4.5	4.6	+ 2.2%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

