

Local Market Update for April 2019

A Research Tool Provided by the Colorado Association of REALTORS®



La Plata County

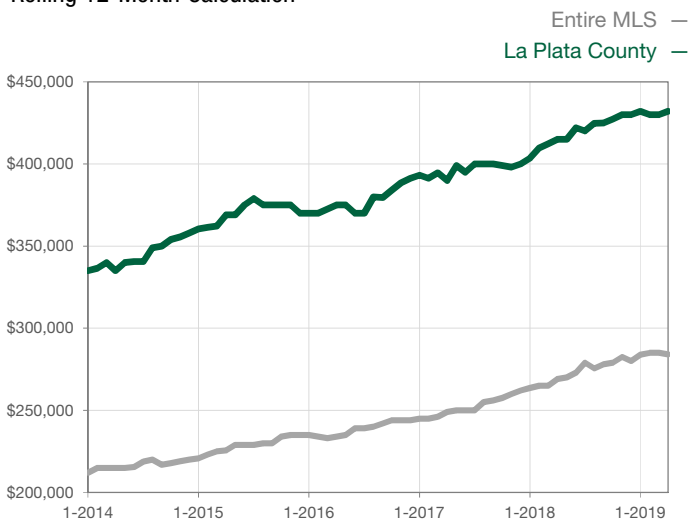
Single Family	April			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 04-2018	Thru 04-2019	Percent Change from Previous Year
Key Metrics						
New Listings	152	165	+ 8.6%	418	375	- 10.3%
Sold Listings	57	53	- 7.0%	197	176	- 10.7%
Median Sales Price*	\$450,000	\$485,000	+ 7.8%	\$429,900	\$444,950	+ 3.5%
Average Sales Price*	\$550,260	\$531,753	- 3.4%	\$510,480	\$492,533	- 3.5%
Percent of List Price Received*	96.4%	96.9%	+ 0.5%	97.1%	97.2%	+ 0.1%
Days on Market Until Sale	141	131	- 7.1%	140	140	0.0%
Cumulative Days on Market Until Sale	154	169	+ 9.7%	169	158	- 6.5%
Inventory of Homes for Sale	408	378	- 7.4%	--	--	--
Months Supply of Inventory	6.0	5.8	- 3.3%	--	--	--

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

Townhouse-Condo	April			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 04-2018	Thru 04-2019	Percent Change from Previous Year
Key Metrics						
New Listings	34	42	+ 23.5%	148	144	- 2.7%
Sold Listings	27	39	+ 44.4%	91	105	+ 15.4%
Median Sales Price*	\$259,000	\$322,900	+ 24.7%	\$262,500	\$299,000	+ 13.9%
Average Sales Price*	\$292,078	\$366,338	+ 25.4%	\$279,535	\$318,336	+ 13.9%
Percent of List Price Received*	98.4%	97.9%	- 0.5%	97.3%	97.5%	+ 0.2%
Days on Market Until Sale	149	174	+ 16.8%	128	144	+ 12.5%
Cumulative Days on Market Until Sale	173	203	+ 17.3%	146	158	+ 8.2%
Inventory of Homes for Sale	149	131	- 12.1%	--	--	--
Months Supply of Inventory	5.3	4.5	- 15.1%	--	--	--

* 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

