

Local Market Update for May 2019

A Research Tool Provided by the Colorado Association of REALTORS®



La Plata County

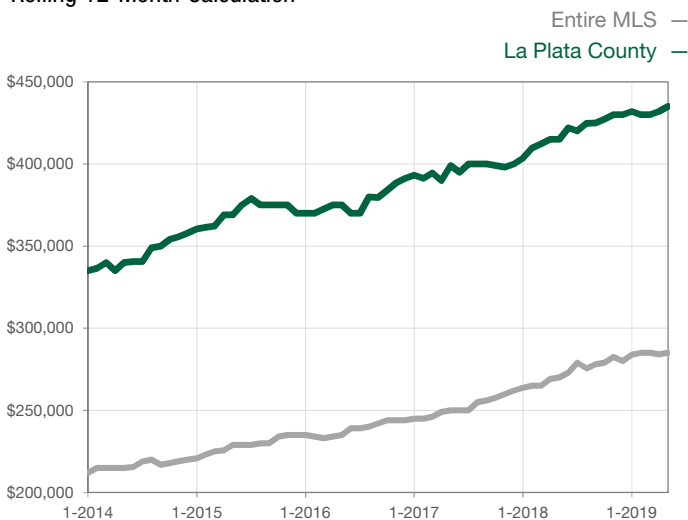
Single Family	May			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 05-2018	Thru 05-2019	Percent Change from Previous Year
Key Metrics						
New Listings	184	198	+ 7.6%	602	573	- 4.8%
Sold Listings	85	81	- 4.7%	282	257	- 8.9%
Median Sales Price*	\$414,000	\$450,000	+ 8.7%	\$425,000	\$445,500	+ 4.8%
Average Sales Price*	\$471,133	\$515,765	+ 9.5%	\$498,620	\$499,884	+ 0.3%
Percent of List Price Received*	97.4%	98.3%	+ 0.9%	97.2%	97.5%	+ 0.3%
Days on Market Until Sale	116	131	+ 12.9%	133	137	+ 3.0%
Cumulative Days on Market Until Sale	145	137	- 5.5%	162	152	- 6.2%
Inventory of Homes for Sale	471	479	+ 1.7%	--	--	--
Months Supply of Inventory	6.9	7.4	+ 7.2%	--	--	--

* 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	May			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 05-2018	Thru 05-2019	Percent Change from Previous Year
Key Metrics						
New Listings	50	70	+ 40.0%	198	214	+ 8.1%
Sold Listings	35	27	- 22.9%	126	132	+ 4.8%
Median Sales Price*	\$315,000	\$314,900	- 0.0%	\$263,750	\$300,000	+ 13.7%
Average Sales Price*	\$335,400	\$344,807	+ 2.8%	\$295,053	\$323,751	+ 9.7%
Percent of List Price Received*	97.8%	98.3%	+ 0.5%	97.5%	97.6%	+ 0.1%
Days on Market Until Sale	151	106	- 29.8%	134	136	+ 1.5%
Cumulative Days on Market Until Sale	161	127	- 21.1%	150	152	+ 1.3%
Inventory of Homes for Sale	165	159	- 3.6%	--	--	--
Months Supply of Inventory	5.8	5.6	- 3.4%	--	--	--

* 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

