

Local Market Update for February 2020

A Research Tool Provided by the Colorado Association of REALTORS®



La Plata County

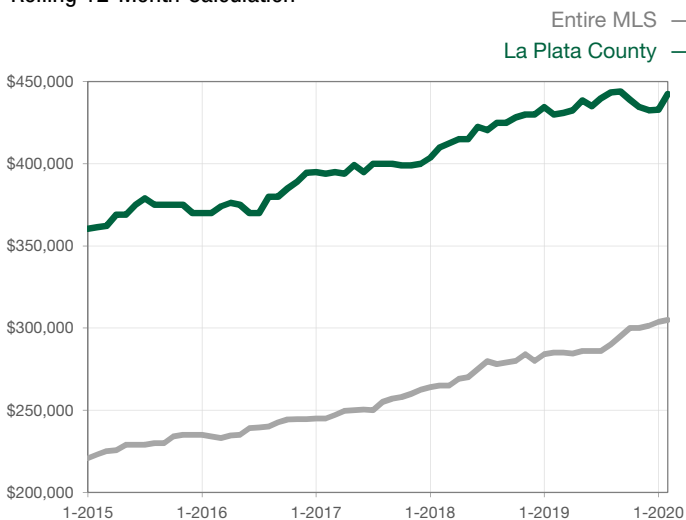
Key Metrics	February			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 02-2019	Thru 02-2020	Percent Change from Previous Year
New Listings	63	74	+ 17.5%	123	146	+ 18.7%
Sold Listings	36	44	+ 22.2%	78	83	+ 6.4%
Median Sales Price*	\$385,000	\$565,250	+ 46.8%	\$428,750	\$517,000	+ 20.6%
Average Sales Price*	\$392,619	\$656,936	+ 67.3%	\$439,402	\$599,168	+ 36.4%
Percent of List Price Received*	97.5%	97.0%	- 0.5%	97.5%	97.3%	- 0.2%
Days on Market Until Sale	138	135	- 2.2%	136	135	- 0.7%
Cumulative Days on Market Until Sale	144	177	+ 22.9%	150	165	+ 10.0%
Inventory of Homes for Sale	327	339	+ 3.7%	--	--	--
Months Supply of Inventory	5.0	5.0	0.0%	--	--	--

* 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		
	2019	2020	Percent Change from Previous Year	Thru 02-2019	Thru 02-2020	Percent Change from Previous Year
New Listings	33	26	- 21.2%	66	61	- 7.6%
Sold Listings	19	16	- 15.8%	40	33	- 17.5%
Median Sales Price*	\$298,000	\$252,250	- 15.4%	\$294,500	\$325,000	+ 10.4%
Average Sales Price*	\$294,042	\$344,906	+ 17.3%	\$276,435	\$367,585	+ 33.0%
Percent of List Price Received*	97.4%	96.6%	- 0.8%	97.2%	96.9%	- 0.3%
Days on Market Until Sale	133	175	+ 31.6%	135	164	+ 21.5%
Cumulative Days on Market Until Sale	133	217	+ 63.2%	141	206	+ 46.1%
Inventory of Homes for Sale	129	141	+ 9.3%	--	--	--
Months Supply of Inventory	4.7	5.2	+ 10.6%	--	--	--

* 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

