

Local Market Update for April 2020

A Research Tool Provided by the Colorado Association of REALTORS®



La Plata County

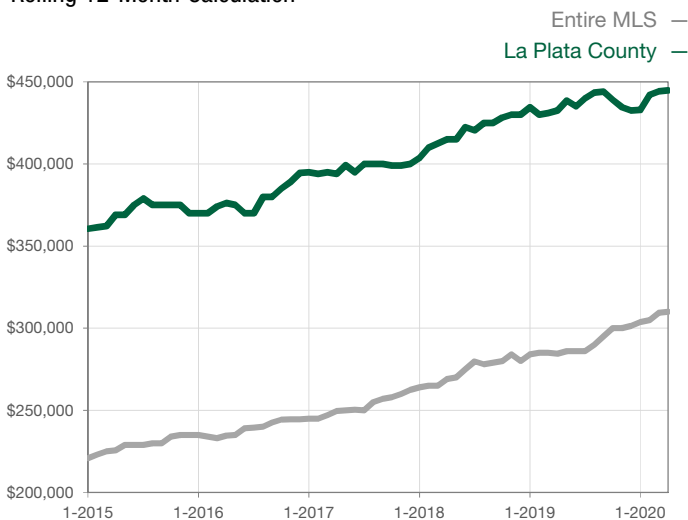
Single Family	April			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 04-2020	Percent Change from Previous Year
Key Metrics						
New Listings	162	69	- 57.4%	371	330	- 11.1%
Sold Listings	53	57	+ 7.5%	176	210	+ 19.3%
Median Sales Price*	\$485,000	\$483,000	- 0.4%	\$444,950	\$484,000	+ 8.8%
Average Sales Price*	\$531,753	\$524,748	- 1.3%	\$492,533	\$545,807	+ 10.8%
Percent of List Price Received*	96.9%	97.6%	+ 0.7%	97.2%	97.5%	+ 0.3%
Days on Market Until Sale	131	185	+ 41.2%	140	156	+ 11.4%
Cumulative Days on Market Until Sale	169	231	+ 36.7%	160	192	+ 20.0%
Inventory of Homes for Sale	387	349	- 9.8%	--	--	--
Months Supply of Inventory	6.0	5.0	- 16.7%	--	--	--

* 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		
	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 04-2020	Percent Change from Previous Year
Key Metrics						
New Listings	42	17	- 59.5%	144	114	- 20.8%
Sold Listings	39	21	- 46.2%	105	76	- 27.6%
Median Sales Price*	\$322,900	\$335,000	+ 3.7%	\$299,000	\$336,250	+ 12.5%
Average Sales Price*	\$366,338	\$350,649	- 4.3%	\$318,336	\$359,992	+ 13.1%
Percent of List Price Received*	97.9%	97.3%	- 0.6%	97.5%	97.1%	- 0.4%
Days on Market Until Sale	174	153	- 12.1%	144	149	+ 3.5%
Cumulative Days on Market Until Sale	203	201	- 1.0%	158	186	+ 17.7%
Inventory of Homes for Sale	135	154	+ 14.1%	--	--	--
Months Supply of Inventory	4.7	6.0	+ 27.7%	--	--	--

* 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

