

# Local Market Update for May 2020

A Research Tool Provided by the Colorado Association of REALTORS®



## La Plata County

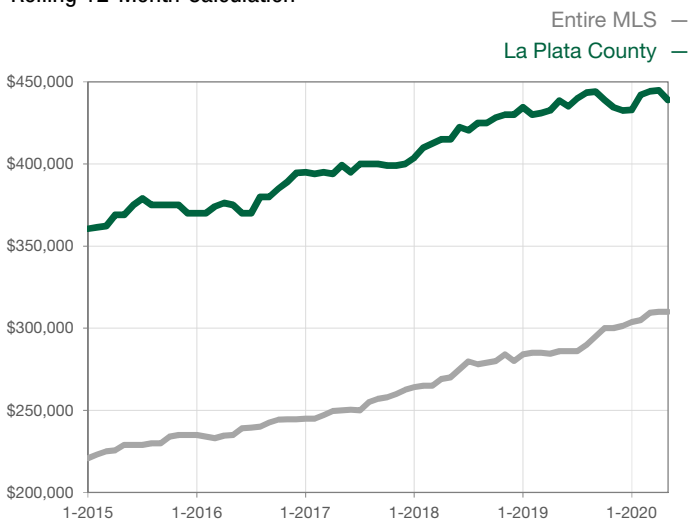
Single Family	May			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	198	125	- 36.9%	569	456	- 19.9%
Sold Listings	80	61	- 23.8%	256	271	+ 5.9%
Median Sales Price*	\$455,000	<b>\$411,000</b>	- 9.7%	\$446,000	<b>\$462,000</b>	+ 3.6%
Average Sales Price*	\$521,714	<b>\$451,841</b>	- 13.4%	\$501,687	<b>\$524,656</b>	+ 4.6%
Percent of List Price Received*	98.2%	<b>97.0%</b>	- 1.2%	97.5%	<b>97.4%</b>	- 0.1%
Days on Market Until Sale	132	<b>129</b>	- 2.3%	137	<b>150</b>	+ 9.5%
Cumulative Days on Market Until Sale	138	<b>154</b>	+ 11.6%	153	<b>184</b>	+ 20.3%
Inventory of Homes for Sale	492	<b>380</b>	- 22.8%	--	--	--
Months Supply of Inventory	7.6	<b>5.6</b>	- 26.3%	--	--	--

\* 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	May			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	70	36	- 48.6%	214	151	- 29.4%
Sold Listings	27	13	- 51.9%	132	89	- 32.6%
Median Sales Price*	\$314,900	<b>\$255,000</b>	- 19.0%	\$300,000	<b>\$325,000</b>	+ 8.3%
Average Sales Price*	\$344,807	<b>\$292,954</b>	- 15.0%	\$323,751	<b>\$350,200</b>	+ 8.2%
Percent of List Price Received*	98.3%	<b>97.5%</b>	- 0.8%	97.6%	<b>97.1%</b>	- 0.5%
Days on Market Until Sale	106	<b>135</b>	+ 27.4%	136	<b>147</b>	+ 8.1%
Cumulative Days on Market Until Sale	127	<b>138</b>	+ 8.7%	152	<b>179</b>	+ 17.8%
Inventory of Homes for Sale	163	<b>155</b>	- 4.9%	--	--	--
Months Supply of Inventory	5.8	<b>6.4</b>	+ 10.3%	--	--	--

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

