

Local Market Update for July 2020

A Research Tool Provided by the Colorado Association of REALTORS®



La Plata County

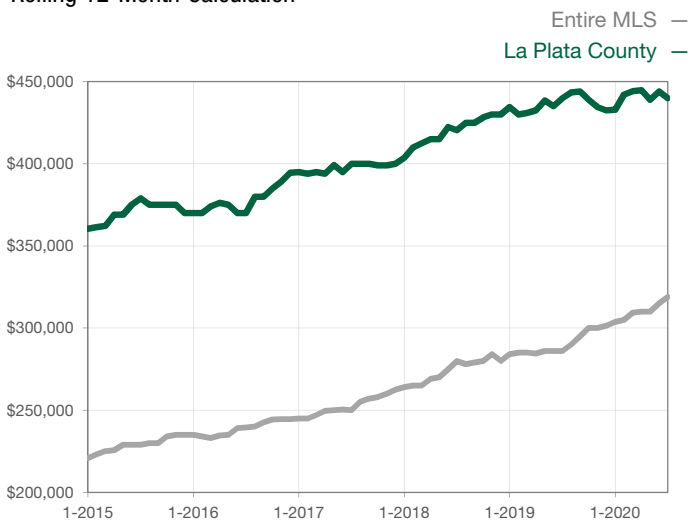
Single Family	July			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
Key Metrics						
New Listings	161	117	- 27.3%	884	741	- 16.2%
Sold Listings	77	123	+ 59.7%	408	477	+ 16.9%
Median Sales Price*	\$444,000	\$425,000	- 4.3%	\$443,000	\$460,000	+ 3.8%
Average Sales Price*	\$567,311	\$497,327	- 12.3%	\$503,712	\$513,691	+ 2.0%
Percent of List Price Received*	97.5%	98.3%	+ 0.8%	97.6%	97.7%	+ 0.1%
Days on Market Until Sale	102	125	+ 22.5%	125	139	+ 11.2%
Cumulative Days on Market Until Sale	111	136	+ 22.5%	141	163	+ 15.6%
Inventory of Homes for Sale	579	350	- 39.6%	--	--	--
Months Supply of Inventory	9.2	4.8	- 47.8%	--	--	--

* 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	July			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
Key Metrics						
New Listings	55	44	- 20.0%	325	245	- 24.6%
Sold Listings	51	43	- 15.7%	212	153	- 27.8%
Median Sales Price*	\$319,000	\$337,500	+ 5.8%	\$306,000	\$325,000	+ 6.2%
Average Sales Price*	\$314,763	\$374,556	+ 19.0%	\$325,200	\$362,584	+ 11.5%
Percent of List Price Received*	98.1%	97.3%	- 0.8%	97.8%	97.2%	- 0.6%
Days on Market Until Sale	109	112	+ 2.8%	128	130	+ 1.6%
Cumulative Days on Market Until Sale	128	125	- 2.3%	143	154	+ 7.7%
Inventory of Homes for Sale	189	141	- 25.4%	--	--	--
Months Supply of Inventory	6.3	6.1	- 3.2%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

