

# Local Market Update for August 2020

A Research Tool Provided by the Colorado Association of REALTORS®



## La Plata County

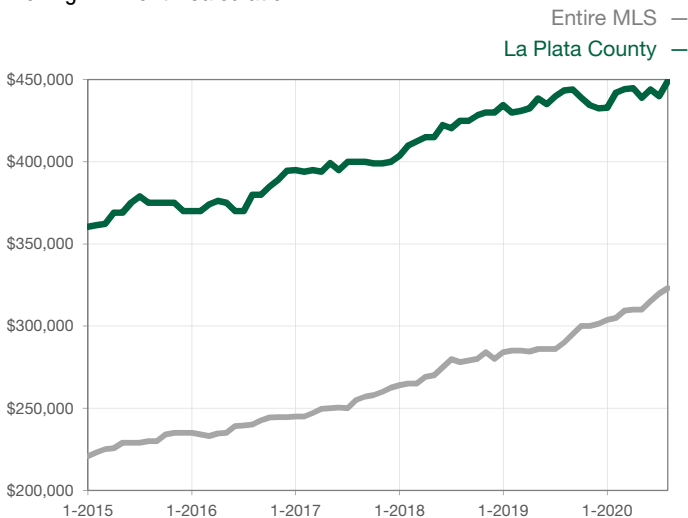
Single Family	August			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	121	123	+ 1.7%	1,005	865	- 13.9%
Sold Listings	91	105	+ 15.4%	499	582	+ 16.6%
Median Sales Price*	\$450,000	\$530,590	+ 17.9%	\$444,000	\$470,750	+ 6.0%
Average Sales Price*	\$493,429	\$642,970	+ 30.3%	\$501,833	\$537,826	+ 7.2%
Percent of List Price Received*	98.0%	97.3%	- 0.7%	97.6%	97.6%	0.0%
Days on Market Until Sale	116	132	+ 13.8%	123	138	+ 12.2%
Cumulative Days on Market Until Sale	127	149	+ 17.3%	138	160	+ 15.9%
Inventory of Homes for Sale	576	305	- 47.0%	--	--	--
Months Supply of Inventory	9.1	4.1	- 54.9%	--	--	--

\* 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	August			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	38	35	- 7.9%	363	284	- 21.8%
Sold Listings	28	43	+ 53.6%	240	196	- 18.3%
Median Sales Price*	\$239,500	\$365,000	+ 52.4%	\$298,500	\$335,338	+ 12.3%
Average Sales Price*	\$321,511	\$392,189	+ 22.0%	\$324,770	\$369,079	+ 13.6%
Percent of List Price Received*	97.4%	97.8%	+ 0.4%	97.7%	97.4%	- 0.3%
Days on Market Until Sale	88	157	+ 78.4%	124	136	+ 9.7%
Cumulative Days on Market Until Sale	88	174	+ 97.7%	137	158	+ 15.3%
Inventory of Homes for Sale	178	94	- 47.2%	--	--	--
Months Supply of Inventory	6.2	3.9	- 37.1%	--	--	--

\* 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

