

# Local Market Update for October 2020

A Research Tool Provided by the Colorado Association of REALTORS®



## La Plata County

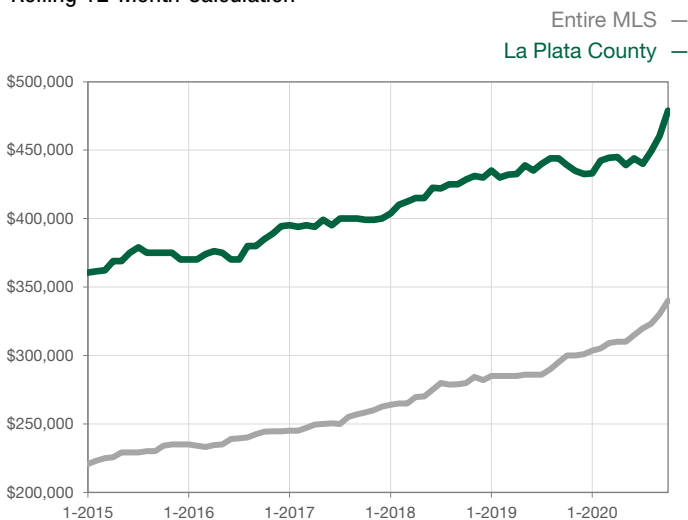
Single Family	October			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	96	<b>119</b>	+ 24.0%	1,232	<b>1,090</b>	- 11.5%
Sold Listings	83	<b>138</b>	+ 66.3%	674	<b>848</b>	+ 25.8%
Median Sales Price*	\$410,000	<b>\$587,000</b>	+ 43.2%	\$437,000	<b>\$489,000</b>	+ 11.9%
Average Sales Price*	\$462,268	<b>\$668,792</b>	+ 44.7%	\$499,552	<b>\$585,325</b>	+ 17.2%
Percent of List Price Received*	97.7%	<b>98.2%</b>	+ 0.5%	97.6%	<b>97.8%</b>	+ 0.2%
Days on Market Until Sale	112	<b>115</b>	+ 2.7%	122	<b>132</b>	+ 8.2%
Cumulative Days on Market Until Sale	140	<b>139</b>	- 0.7%	138	<b>154</b>	+ 11.6%
Inventory of Homes for Sale	609	<b>263</b>	- 56.8%	--	--	--
Months Supply of Inventory	9.2	<b>3.2</b>	- 65.2%	--	--	--

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

Townhouse/Condo	October			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	29	<b>27</b>	- 6.9%	416	<b>350</b>	- 15.9%
Sold Listings	14	<b>65</b>	+ 364.3%	292	<b>319</b>	+ 9.2%
Median Sales Price*	\$440,000	<b>\$365,000</b>	- 17.0%	\$300,000	<b>\$339,875</b>	+ 13.3%
Average Sales Price*	\$465,321	<b>\$381,431</b>	- 18.0%	\$334,155	<b>\$374,352</b>	+ 12.0%
Percent of List Price Received*	95.9%	<b>98.4%</b>	+ 2.6%	97.6%	<b>97.6%</b>	0.0%
Days on Market Until Sale	182	<b>156</b>	- 14.3%	126	<b>142</b>	+ 12.7%
Cumulative Days on Market Until Sale	192	<b>168</b>	- 12.5%	143	<b>162</b>	+ 13.3%
Inventory of Homes for Sale	162	<b>59</b>	- 63.6%	--	--	--
Months Supply of Inventory	5.7	<b>2.0</b>	- 64.9%	--	--	--

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

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



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

