

Local Market Update for November 2020

A Research Tool Provided by the Colorado Association of REALTORS®



La Plata County

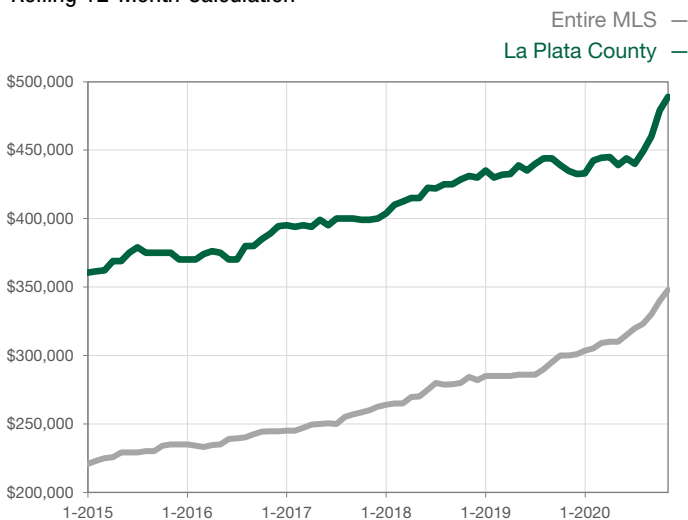
Single Family	November			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 11-2019	Thru 11-2020	Percent Change from Previous Year
Key Metrics						
New Listings	64	49	- 23.4%	1,296	1,141	- 12.0%
Sold Listings	59	91	+ 54.2%	733	939	+ 28.1%
Median Sales Price*	\$422,500	\$585,000	+ 38.5%	\$434,500	\$492,253	+ 13.3%
Average Sales Price*	\$504,615	\$683,418	+ 35.4%	\$499,953	\$594,831	+ 19.0%
Percent of List Price Received*	96.9%	98.1%	+ 1.2%	97.5%	97.8%	+ 0.3%
Days on Market Until Sale	139	113	- 18.7%	124	130	+ 4.8%
Cumulative Days on Market Until Sale	170	119	- 30.0%	140	150	+ 7.1%
Inventory of Homes for Sale	563	199	- 64.7%	--	--	--
Months Supply of Inventory	8.6	2.4	- 72.1%	--	--	--

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

Townhouse/Condo	November			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 11-2019	Thru 11-2020	Percent Change from Previous Year
Key Metrics						
New Listings	23	20	- 13.0%	439	370	- 15.7%
Sold Listings	25	32	+ 28.0%	317	351	+ 10.7%
Median Sales Price*	\$255,000	\$403,950	+ 58.4%	\$298,000	\$340,000	+ 14.1%
Average Sales Price*	\$329,887	\$473,166	+ 43.4%	\$333,818	\$383,360	+ 14.8%
Percent of List Price Received*	96.4%	97.9%	+ 1.6%	97.5%	97.7%	+ 0.2%
Days on Market Until Sale	137	178	+ 29.9%	127	145	+ 14.2%
Cumulative Days on Market Until Sale	185	147	- 20.5%	146	160	+ 9.6%
Inventory of Homes for Sale	162	46	- 71.6%	--	--	--
Months Supply of Inventory	5.8	1.5	- 74.1%	--	--	--

* 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

