

Local Market Update for February 2021

A Research Tool Provided by the Colorado Association of REALTORS®



La Plata County

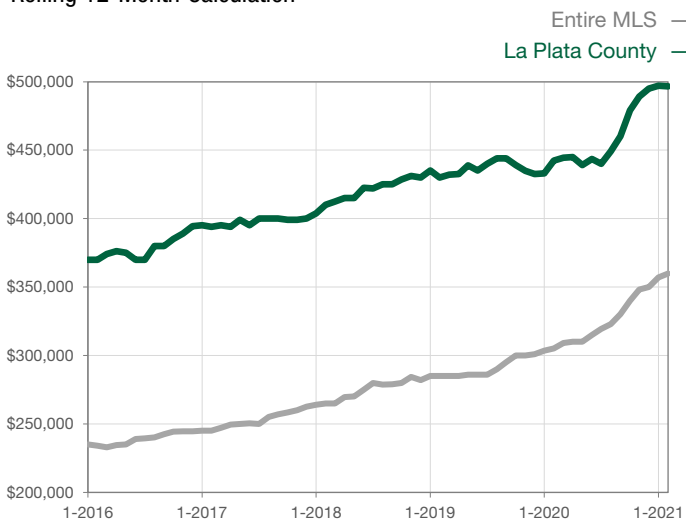
Key Metrics	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
New Listings	76	66	- 13.2%	148	137	- 7.4%
Sold Listings	46	52	+ 13.0%	85	113	+ 32.9%
Median Sales Price*	\$541,500	\$505,950	- 6.6%	\$510,000	\$535,000	+ 4.9%
Average Sales Price*	\$640,597	\$618,444	- 3.5%	\$591,685	\$637,983	+ 7.8%
Percent of List Price Received*	97.1%	97.7%	+ 0.6%	97.4%	98.1%	+ 0.7%
Days on Market Until Sale	135	132	- 2.2%	135	116	- 14.1%
Cumulative Days on Market Until Sale	175	169	- 3.4%	164	141	- 14.0%
Inventory of Homes for Sale	420	115	- 72.6%	--	--	--
Months Supply of Inventory	6.2	1.3	- 79.0%	--	--	--

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

Key Metrics	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
New Listings	27	24	- 11.1%	64	59	- 7.8%
Sold Listings	16	22	+ 37.5%	33	36	+ 9.1%
Median Sales Price*	\$252,250	\$365,000	+ 44.7%	\$325,000	\$355,000	+ 9.2%
Average Sales Price*	\$344,906	\$370,745	+ 7.5%	\$367,585	\$385,768	+ 4.9%
Percent of List Price Received*	96.6%	99.2%	+ 2.7%	96.9%	98.6%	+ 1.8%
Days on Market Until Sale	175	94	- 46.3%	164	91	- 44.5%
Cumulative Days on Market Until Sale	217	94	- 56.7%	206	99	- 51.9%
Inventory of Homes for Sale	169	25	- 85.2%	--	--	--
Months Supply of Inventory	6.2	0.8	- 87.1%	--	--	--

* 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

