

Local Market Update for April 2021

A Research Tool Provided by the Colorado Association of REALTORS®



La Plata County

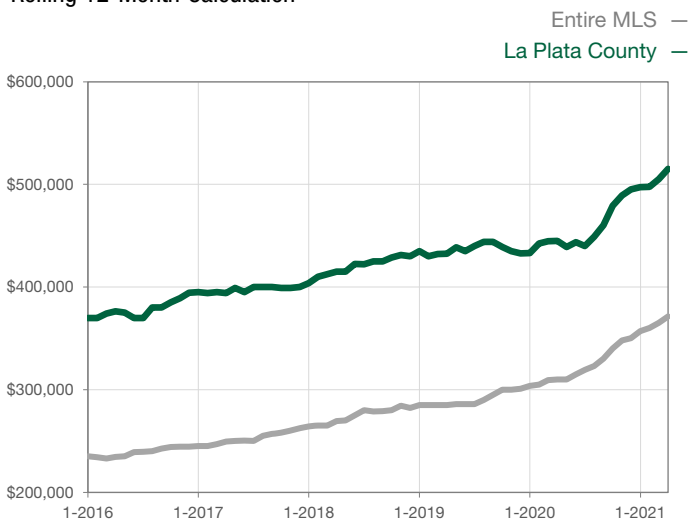
Key Metrics	April			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
New Listings	71	102	+ 43.7%	335	339	+ 1.2%
Sold Listings	57	84	+ 47.4%	210	274	+ 30.5%
Median Sales Price*	\$483,000	\$557,450	+ 15.4%	\$484,000	\$544,000	+ 12.4%
Average Sales Price*	\$524,748	\$664,957	+ 26.7%	\$545,807	\$658,620	+ 20.7%
Percent of List Price Received*	97.6%	99.6%	+ 2.0%	97.5%	98.7%	+ 1.2%
Days on Market Until Sale	185	93	- 49.7%	156	105	- 32.7%
Cumulative Days on Market Until Sale	231	111	- 51.9%	192	129	- 32.8%
Inventory of Homes for Sale	416	128	- 69.2%	--	--	--
Months Supply of Inventory	6.0	1.4	- 76.7%	--	--	--

* 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	April			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
New Listings	18	40	+ 122.2%	115	131	+ 13.9%
Sold Listings	21	29	+ 38.1%	76	92	+ 21.1%
Median Sales Price*	\$335,000	\$285,000	- 14.9%	\$336,250	\$373,450	+ 11.1%
Average Sales Price*	\$350,649	\$335,132	- 4.4%	\$359,992	\$392,000	+ 8.9%
Percent of List Price Received*	97.3%	100.3%	+ 3.1%	97.1%	99.4%	+ 2.4%
Days on Market Until Sale	153	88	- 42.5%	149	80	- 46.3%
Cumulative Days on Market Until Sale	201	113	- 43.8%	186	91	- 51.1%
Inventory of Homes for Sale	179	26	- 85.5%	--	--	--
Months Supply of Inventory	7.0	0.8	- 88.6%	--	--	--

* 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

