

Local Market Update for May 2021

A Research Tool Provided by the Colorado Association of REALTORS®



La Plata County

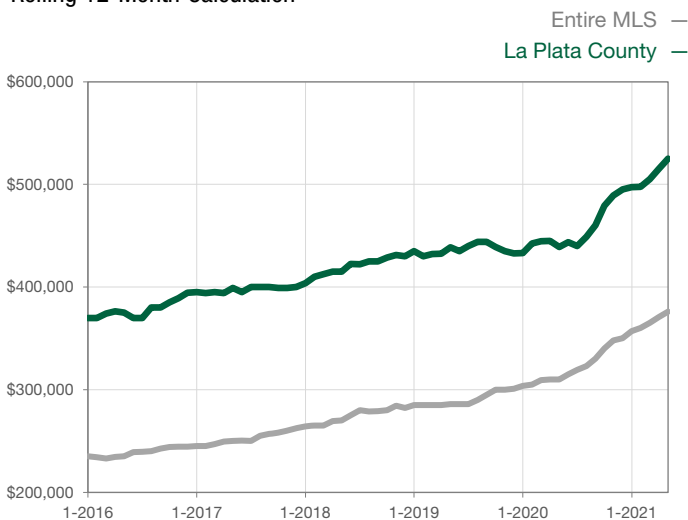
Single Family	May			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
Key Metrics						
New Listings	127	120	- 5.5%	462	467	+ 1.1%
Sold Listings	61	79	+ 29.5%	271	355	+ 31.0%
Median Sales Price*	\$411,000	\$575,000	+ 39.9%	\$462,000	\$550,000	+ 19.0%
Average Sales Price*	\$451,841	\$641,587	+ 42.0%	\$524,656	\$654,497	+ 24.7%
Percent of List Price Received*	97.0%	101.6%	+ 4.7%	97.4%	99.3%	+ 2.0%
Days on Market Until Sale	130	81	- 37.7%	150	102	- 32.0%
Cumulative Days on Market Until Sale	155	86	- 44.5%	184	121	- 34.2%
Inventory of Homes for Sale	426	141	- 66.9%	--	--	--
Months Supply of Inventory	6.3	1.5	- 76.2%	--	--	--

* 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	May			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
Key Metrics						
New Listings	36	37	+ 2.8%	151	172	+ 13.9%
Sold Listings	13	25	+ 92.3%	89	117	+ 31.5%
Median Sales Price*	\$255,000	\$360,000	+ 41.2%	\$325,000	\$365,000	+ 12.3%
Average Sales Price*	\$292,954	\$430,521	+ 47.0%	\$350,200	\$400,231	+ 14.3%
Percent of List Price Received*	97.5%	99.7%	+ 2.3%	97.1%	99.4%	+ 2.4%
Days on Market Until Sale	135	88	- 34.8%	147	82	- 44.2%
Cumulative Days on Market Until Sale	138	79	- 42.8%	179	89	- 50.3%
Inventory of Homes for Sale	173	21	- 87.9%	--	--	--
Months Supply of Inventory	7.1	0.6	- 91.5%	--	--	--

* 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

