

Local Market Update for October 2021

A Research Tool Provided by the Colorado Association of REALTORS®



La Plata County

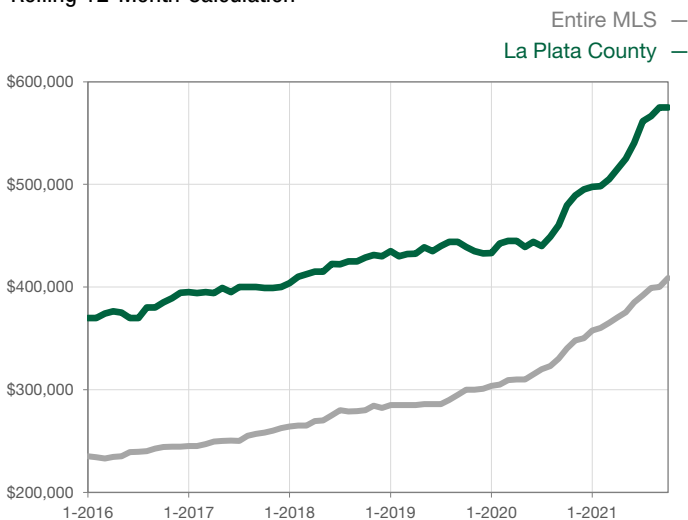
Single Family	October			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
Key Metrics						
New Listings	121	78	- 35.5%	1,096	1,022	- 6.8%
Sold Listings	138	96	- 30.4%	847	844	- 0.4%
Median Sales Price*	\$587,000	\$582,500	- 0.8%	\$489,000	\$578,750	+ 18.4%
Average Sales Price*	\$668,864	\$779,526	+ 16.5%	\$585,620	\$708,279	+ 20.9%
Percent of List Price Received*	98.2%	99.1%	+ 0.9%	97.8%	99.7%	+ 1.9%
Days on Market Until Sale	115	82	- 28.7%	131	90	- 31.3%
Cumulative Days on Market Until Sale	139	82	- 41.0%	153	99	- 35.3%
Inventory of Homes for Sale	293	146	- 50.2%	--	--	--
Months Supply of Inventory	3.6	1.7	- 52.8%	--	--	--

* 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		
	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
Key Metrics						
New Listings	27	25	- 7.4%	350	365	+ 4.3%
Sold Listings	65	33	- 49.2%	321	333	+ 3.7%
Median Sales Price*	\$365,000	\$475,000	+ 30.1%	\$339,875	\$430,000	+ 26.5%
Average Sales Price*	\$381,431	\$497,285	+ 30.4%	\$374,063	\$457,582	+ 22.3%
Percent of List Price Received*	98.4%	100.2%	+ 1.8%	97.7%	100.6%	+ 3.0%
Days on Market Until Sale	156	57	- 63.5%	143	71	- 50.3%
Cumulative Days on Market Until Sale	168	57	- 66.1%	162	73	- 54.9%
Inventory of Homes for Sale	70	20	- 71.4%	--	--	--
Months Supply of Inventory	2.3	0.6	- 73.9%	--	--	--

* 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

