

Local Market Update for January 2023

A Research Tool Provided by the Colorado Association of REALTORS®



La Plata County

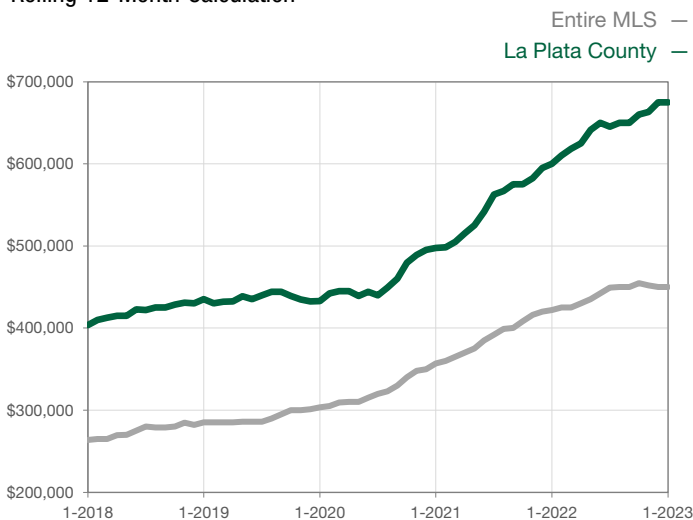
Single Family	January			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Key Metrics						
New Listings	57	31	- 45.6%	57	31	- 45.6%
Sold Listings	40	18	- 55.0%	40	18	- 55.0%
Median Sales Price*	\$664,500	\$693,500	+ 4.4%	\$664,500	\$693,500	+ 4.4%
Average Sales Price*	\$695,675	\$771,506	+ 10.9%	\$695,675	\$771,506	+ 10.9%
Percent of List Price Received*	99.3%	94.7%	- 4.6%	99.3%	94.7%	- 4.6%
Days on Market Until Sale	124	111	- 10.5%	124	111	- 10.5%
Cumulative Days on Market Until Sale	126	134	+ 6.3%	126	134	+ 6.3%
Inventory of Homes for Sale	98	137	+ 39.8%	--	--	--
Months Supply of Inventory	1.2	2.2	+ 83.3%	--	--	--

* 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	January			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Key Metrics						
New Listings	27	9	- 66.7%	27	9	- 66.7%
Sold Listings	22	15	- 31.8%	22	15	- 31.8%
Median Sales Price*	\$485,500	\$565,000	+ 16.4%	\$485,500	\$565,000	+ 16.4%
Average Sales Price*	\$501,661	\$563,267	+ 12.3%	\$501,661	\$563,267	+ 12.3%
Percent of List Price Received*	99.0%	96.5%	- 2.5%	99.0%	96.5%	- 2.5%
Days on Market Until Sale	50	81	+ 62.0%	50	81	+ 62.0%
Cumulative Days on Market Until Sale	50	84	+ 68.0%	50	84	+ 68.0%
Inventory of Homes for Sale	37	40	+ 8.1%	--	--	--
Months Supply of Inventory	1.1	1.6	+ 45.5%	--	--	--

* 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

