

Local Market Update for February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



La Plata County

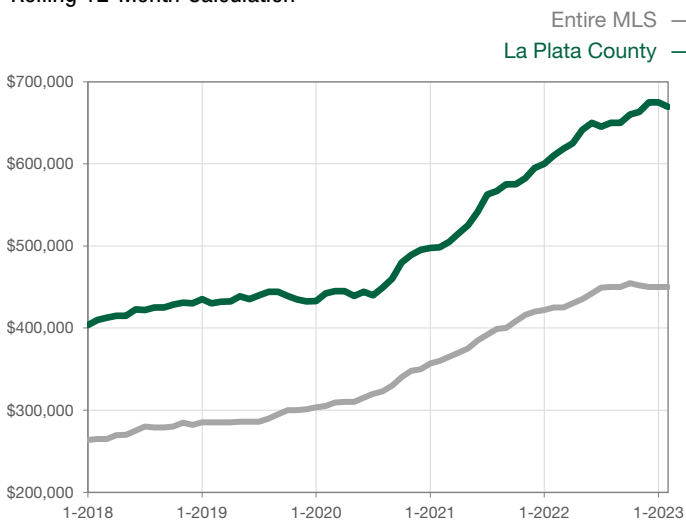
Key Metrics	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	70	26	- 62.9%	127	60	- 52.8%
Sold Listings	39	36	- 7.7%	79	54	- 31.6%
Median Sales Price*	\$675,000	\$530,000	- 21.5%	\$670,000	\$550,000	- 17.9%
Average Sales Price*	\$969,530	\$648,184	- 33.1%	\$830,870	\$689,291	- 17.0%
Percent of List Price Received*	101.2%	97.1%	- 4.1%	100.2%	96.3%	- 3.9%
Days on Market Until Sale	99	94	- 5.1%	111	100	- 9.9%
Cumulative Days on Market Until Sale	100	112	+ 12.0%	113	120	+ 6.2%
Inventory of Homes for Sale	107	113	+ 5.6%	--	--	--
Months Supply of Inventory	1.3	1.8	+ 38.5%	--	--	--

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

Key Metrics	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	17	11	- 35.3%	44	20	- 54.5%
Sold Listings	24	10	- 58.3%	46	25	- 45.7%
Median Sales Price*	\$527,000	\$356,688	- 32.3%	\$514,750	\$520,000	+ 1.0%
Average Sales Price*	\$630,435	\$414,538	- 34.2%	\$568,848	\$503,775	- 11.4%
Percent of List Price Received*	98.5%	98.3%	- 0.2%	98.8%	97.2%	- 1.6%
Days on Market Until Sale	67	90	+ 34.3%	59	84	+ 42.4%
Cumulative Days on Market Until Sale	73	90	+ 23.3%	62	86	+ 38.7%
Inventory of Homes for Sale	34	38	+ 11.8%	--	--	--
Months Supply of Inventory	1.0	1.6	+ 60.0%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

