

Local Market Update for March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



La Plata County

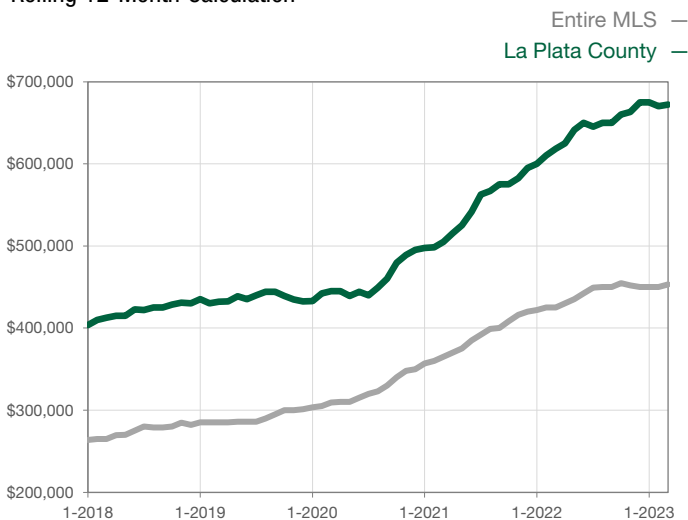
Single Family	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Key Metrics						
New Listings	85	52	- 38.8%	212	115	- 45.8%
Sold Listings	59	40	- 32.2%	138	92	- 33.3%
Median Sales Price*	\$674,900	\$760,000	+ 12.6%	\$672,754	\$638,500	- 5.1%
Average Sales Price*	\$958,729	\$989,590	+ 3.2%	\$885,534	\$832,135	- 6.0%
Percent of List Price Received*	101.3%	96.9%	- 4.3%	100.7%	96.5%	- 4.2%
Days on Market Until Sale	85	108	+ 27.1%	100	105	+ 5.0%
Cumulative Days on Market Until Sale	85	121	+ 42.4%	101	122	+ 20.8%
Inventory of Homes for Sale	107	119	+ 11.2%	--	--	--
Months Supply of Inventory	1.3	2.0	+ 53.8%	--	--	--

* 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	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Key Metrics						
New Listings	36	24	- 33.3%	80	45	- 43.8%
Sold Listings	18	18	0.0%	64	43	- 32.8%
Median Sales Price*	\$430,000	\$537,000	+ 24.9%	\$504,200	\$525,000	+ 4.1%
Average Sales Price*	\$531,078	\$548,206	+ 3.2%	\$558,225	\$522,374	- 6.4%
Percent of List Price Received*	101.4%	99.2%	- 2.2%	99.5%	98.0%	- 1.5%
Days on Market Until Sale	46	103	+ 123.9%	55	92	+ 67.3%
Cumulative Days on Market Until Sale	46	103	+ 123.9%	58	93	+ 60.3%
Inventory of Homes for Sale	38	37	- 2.6%	--	--	--
Months Supply of Inventory	1.2	1.6	+ 33.3%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

