

Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



La Plata County

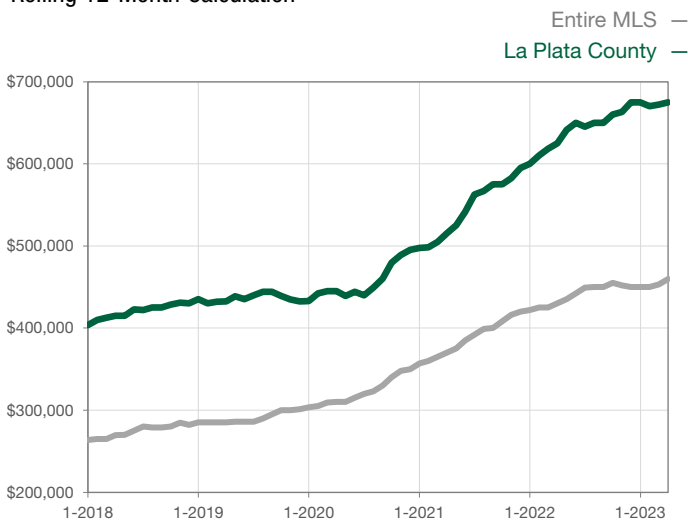
Single Family	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Key Metrics						
New Listings	102	90	- 11.8%	314	208	- 33.8%
Sold Listings	77	37	- 51.9%	215	129	- 40.0%
Median Sales Price*	\$640,000	\$745,000	+ 16.4%	\$670,608	\$680,000	+ 1.4%
Average Sales Price*	\$737,180	\$1,047,538	+ 42.1%	\$832,403	\$893,917	+ 7.4%
Percent of List Price Received*	101.3%	96.7%	- 4.5%	100.9%	96.6%	- 4.3%
Days on Market Until Sale	74	122	+ 64.9%	91	110	+ 20.9%
Cumulative Days on Market Until Sale	85	125	+ 47.1%	96	123	+ 28.1%
Inventory of Homes for Sale	131	150	+ 14.5%	--	--	--
Months Supply of Inventory	1.6	2.7	+ 68.8%	--	--	--

* 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	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Key Metrics						
New Listings	24	25	+ 4.2%	104	70	- 32.7%
Sold Listings	31	12	- 61.3%	95	55	- 42.1%
Median Sales Price*	\$540,500	\$518,700	- 4.0%	\$510,000	\$525,000	+ 2.9%
Average Sales Price*	\$634,945	\$583,783	- 8.1%	\$583,260	\$535,772	- 8.1%
Percent of List Price Received*	101.9%	100.6%	- 1.3%	100.3%	98.6%	- 1.7%
Days on Market Until Sale	101	95	- 5.9%	70	93	+ 32.9%
Cumulative Days on Market Until Sale	101	137	+ 35.6%	72	103	+ 43.1%
Inventory of Homes for Sale	38	36	- 5.3%	--	--	--
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

