

# Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## La Plata County

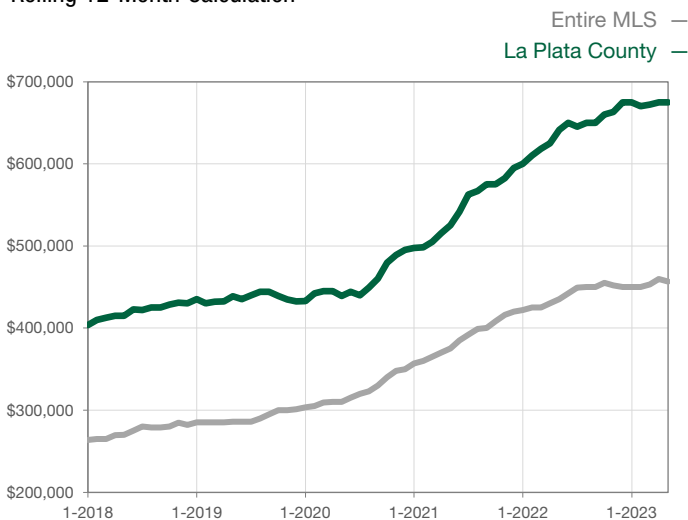
Single Family	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	136	120	- 11.8%	450	326	- 27.6%
Sold Listings	92	53	- 42.4%	307	182	- 40.7%
Median Sales Price*	\$743,750	<b>\$780,000</b>	+ 4.9%	\$679,000	<b>\$714,500</b>	+ 5.2%
Average Sales Price*	\$855,289	<b>\$949,910</b>	+ 11.1%	\$839,261	<b>\$910,223</b>	+ 8.5%
Percent of List Price Received*	100.9%	<b>98.5%</b>	- 2.4%	100.9%	<b>97.1%</b>	- 3.8%
Days on Market Until Sale	85	<b>89</b>	+ 4.7%	89	<b>104</b>	+ 16.9%
Cumulative Days on Market Until Sale	93	<b>91</b>	- 2.2%	95	<b>114</b>	+ 20.0%
Inventory of Homes for Sale	185	<b>172</b>	- 7.0%	--	--	--
Months Supply of Inventory	2.3	<b>3.2</b>	+ 39.1%	--	--	--

\* 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	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	40	35	- 12.5%	144	107	- 25.7%
Sold Listings	23	22	- 4.3%	118	77	- 34.7%
Median Sales Price*	\$365,200	<b>\$460,000</b>	+ 26.0%	\$453,250	<b>\$520,000</b>	+ 14.7%
Average Sales Price*	\$442,152	<b>\$513,741</b>	+ 16.2%	\$555,756	<b>\$529,478</b>	- 4.7%
Percent of List Price Received*	101.3%	<b>98.8%</b>	- 2.5%	100.5%	<b>98.6%</b>	- 1.9%
Days on Market Until Sale	97	<b>62</b>	- 36.1%	75	<b>84</b>	+ 12.0%
Cumulative Days on Market Until Sale	97	<b>71</b>	- 26.8%	77	<b>94</b>	+ 22.1%
Inventory of Homes for Sale	47	<b>57</b>	+ 21.3%	--	--	--
Months Supply of Inventory	1.5	<b>2.6</b>	+ 73.3%	--	--	--

\* 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

