

# Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## La Plata County

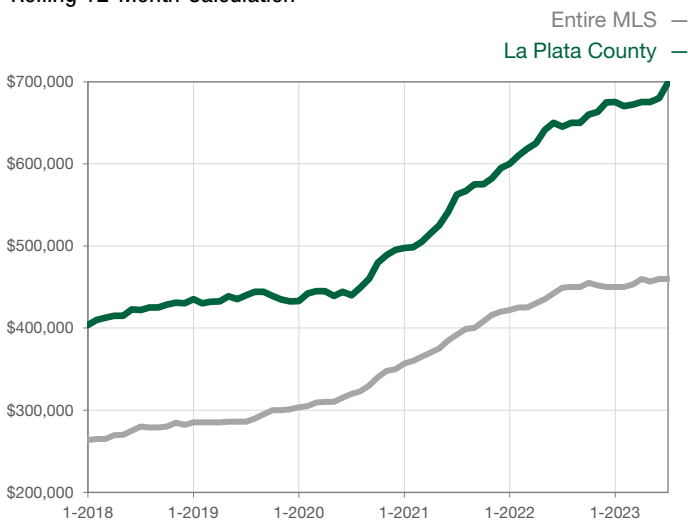
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	112	105	- 6.3%	694	567	- 18.3%
Sold Listings	84	68	- 19.0%	453	326	- 28.0%
Median Sales Price*	\$592,450	<b>\$701,450</b>	+ 18.4%	\$672,000	<b>\$717,000</b>	+ 6.7%
Average Sales Price*	\$842,752	<b>\$957,341</b>	+ 13.6%	\$836,184	<b>\$909,142</b>	+ 8.7%
Percent of List Price Received*	99.2%	<b>98.2%</b>	- 1.0%	100.7%	<b>97.8%</b>	- 2.9%
Days on Market Until Sale	82	<b>65</b>	- 20.7%	85	<b>85</b>	0.0%
Cumulative Days on Market Until Sale	84	<b>71</b>	- 15.5%	90	<b>95</b>	+ 5.6%
Inventory of Homes for Sale	245	<b>228</b>	- 6.9%	--	--	--
Months Supply of Inventory	3.3	<b>4.3</b>	+ 30.3%	--	--	--

\* 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	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	38	25	- 34.2%	226	168	- 25.7%
Sold Listings	30	22	- 26.7%	180	123	- 31.7%
Median Sales Price*	\$436,000	<b>\$523,000</b>	+ 20.0%	\$462,222	<b>\$525,000</b>	+ 13.6%
Average Sales Price*	\$534,945	<b>\$529,375</b>	- 1.0%	\$543,231	<b>\$542,434</b>	- 0.1%
Percent of List Price Received*	101.5%	<b>97.8%</b>	- 3.6%	100.6%	<b>98.4%</b>	- 2.2%
Days on Market Until Sale	108	<b>79</b>	- 26.9%	77	<b>85</b>	+ 10.4%
Cumulative Days on Market Until Sale	112	<b>79</b>	- 29.5%	78	<b>91</b>	+ 16.7%
Inventory of Homes for Sale	68	<b>60</b>	- 11.8%	--	--	--
Months Supply of Inventory	2.4	<b>2.9</b>	+ 20.8%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

