

# Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## La Plata County

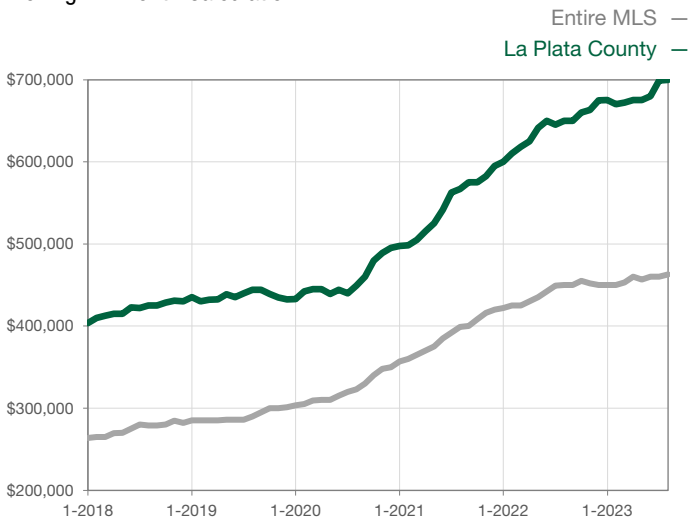
Single Family	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	92	85	- 7.6%	786	651	- 17.2%
Sold Listings	78	82	+ 5.1%	531	408	- 23.2%
Median Sales Price*	\$657,500	<b>\$691,500</b>	+ 5.2%	\$670,000	<b>\$712,500</b>	+ 6.3%
Average Sales Price*	\$917,581	<b>\$844,525</b>	- 8.0%	\$848,140	<b>\$896,155</b>	+ 5.7%
Percent of List Price Received*	98.1%	<b>99.1%</b>	+ 1.0%	100.3%	<b>98.0%</b>	- 2.3%
Days on Market Until Sale	72	<b>68</b>	- 5.6%	83	<b>82</b>	- 1.2%
Cumulative Days on Market Until Sale	73	<b>77</b>	+ 5.5%	87	<b>91</b>	+ 4.6%
Inventory of Homes for Sale	235	<b>224</b>	- 4.7%	--	--	--
Months Supply of Inventory	3.2	<b>4.2</b>	+ 31.3%	--	--	--

\* 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	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	22	30	+ 36.4%	248	200	- 19.4%
Sold Listings	42	28	- 33.3%	222	151	- 32.0%
Median Sales Price*	\$521,900	<b>\$697,500</b>	+ 33.6%	\$468,850	<b>\$529,500</b>	+ 12.9%
Average Sales Price*	\$609,915	<b>\$694,385</b>	+ 13.8%	\$555,847	<b>\$570,611</b>	+ 2.7%
Percent of List Price Received*	100.2%	<b>98.8%</b>	- 1.4%	100.5%	<b>98.5%</b>	- 2.0%
Days on Market Until Sale	124	84	- 32.3%	86	85	- 1.2%
Cumulative Days on Market Until Sale	126	87	- 31.0%	87	90	+ 3.4%
Inventory of Homes for Sale	54	62	+ 14.8%	--	--	--
Months Supply of Inventory	1.9	<b>3.2</b>	+ 68.4%	--	--	--

\* 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

