

Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®



La Plata County

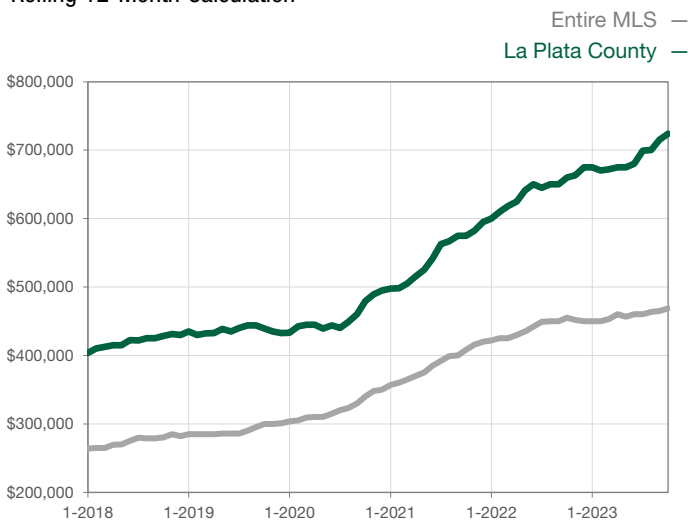
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Key Metrics						
New Listings	61	57	- 6.6%	921	789	- 14.3%
Sold Listings	64	61	- 4.7%	674	532	- 21.1%
Median Sales Price*	\$672,000	\$689,000	+ 2.5%	\$666,743	\$719,683	+ 7.9%
Average Sales Price*	\$817,918	\$1,064,143	+ 30.1%	\$856,024	\$930,132	+ 8.7%
Percent of List Price Received*	96.6%	97.3%	+ 0.7%	99.7%	97.9%	- 1.8%
Days on Market Until Sale	98	89	- 9.2%	84	87	+ 3.6%
Cumulative Days on Market Until Sale	101	91	- 9.9%	88	95	+ 8.0%
Inventory of Homes for Sale	209	223	+ 6.7%	--	--	--
Months Supply of Inventory	3.0	4.3	+ 43.3%	--	--	--

* 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	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Key Metrics						
New Listings	25	20	- 20.0%	302	249	- 17.5%
Sold Listings	19	26	+ 36.8%	270	201	- 25.6%
Median Sales Price*	\$645,000	\$630,000	- 2.3%	\$477,000	\$530,000	+ 11.1%
Average Sales Price*	\$864,363	\$712,285	- 17.6%	\$567,627	\$606,963	+ 6.9%
Percent of List Price Received*	98.4%	98.1%	- 0.3%	100.1%	98.4%	- 1.7%
Days on Market Until Sale	129	83	- 35.7%	92	82	- 10.9%
Cumulative Days on Market Until Sale	129	83	- 35.7%	94	86	- 8.5%
Inventory of Homes for Sale	57	72	+ 26.3%	--	--	--
Months Supply of Inventory	2.1	3.7	+ 76.2%	--	--	--

* 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

